



US Army Corps
of Engineers
Seattle District

Public Notice of Application for Permit

Regulatory Branch
Post Office Box 3755
Seattle, Washington 98124-3755
Telephone (206) 764-3495
ATTN: Randel Perry, Project Manager

Public Notice Date: 2005
Expiration Date: 2005
Reference: 200500833
Name: PR Marina Limited Partnership

Interested parties are hereby notified that an application has been received for a Department of the Army permit in accordance with Section 10 of the Rivers and Harbors Act of March 3, 1899, and Section 404 of the Clean Water Act for certain work described below and shown on the enclosed drawings.

APPLICANT - PR Marina Limited Partnership
44-224 Malae Place
Kaneohe, Hawaii 96744
ATTN: Ms. Lorraine Taki
Telephone: (808) 254-1234

AGENT - Layton and Sell, Inc., Consulting Engineers
12515 Willows Road Northeast, Suite 205
Kirkland, Washington 98034-8795
ATTN: Mr. Jeffrey Layton
Telephone: (425) 825-1735

LOCATION – In the Strait of Georgia at Point Roberts, Whatcom County, Washington.

WORK – The applicant proposes to undertake a 10-year maintenance dredging and facility repair plan to include repair of existing structures; replacement of docks, piling, and floats; reconfiguration of moorage slips; repair of existing bank armoring; upgrade (expanding) utility and service structures; and fill of adjacent wetlands for upland facility construction. Up to 163,800 cubic yards over a 40 acre area would be dredged from within the basin over 10 years and disposed of on adjacent property including 0.42 of an acre of wetlands. Additional material may be disposed of at the Rosario Strait and/or Bellingham Bay disposal sites.

PURPOSE – To accommodate future needs and ensure operational safety.

MITIGATION – To mitigate for impacts to wetlands, the applicant proposes to create 0.75 of an acre of emergent and scrub-shrub wetlands on-site and enhance 0.37 of an acre of adjacent upland buffers.

PUGET SOUND DREDGED DISPOSAL ANALYSIS (PSDDA) - The proposed dredged material has been tested according to the procedures specified in PSDDA, a multi-agency program for the evaluation of dredged material proposed for disposal at open-water sites in Puget Sound. The PSDDA evaluations may include both chemical and biological testing of sediments. For this project, the PSDDA agencies determined that the 74,900 cubic yards to be dredged initially were suitable for unconfined disposal at the PSDDA nondispersive (or dispersive) open-water disposal site in Rosario Strait. The sediment testing data are available at the U.S. Army Corps of Engineers (Corps), Seattle District, Dredged Material Management Office. Prior to each maintenance dredging cycle, the PSDDA agencies will determine whether additional sediment testing is

required. If additional testing is required, no disposal will take place at a PSDDA site until the material has been determined suitable for open-water disposal by the PSDDA agencies.

The following standard site use conditions will be specified by the Corps and the Washington Department of Natural Resources as part of the Federal/State permitting processes: (1) during the periods of tribal fishing in the disposal site area, disposal will only occur during daylight hours; and (2) during the daylight hours, "navigation rules of the road" will apply to the dredger in the event Indian treaty fishing is occurring at the disposal site. The dredger's permit will state that disposal is to occur when there is no treaty fishing occurring at the disposal site. Other appropriate special conditions may be added as a result of comments received during the public review period for this public notice.

ADDITIONAL INFORMATION - Proposed actions are part of facility improvements in the basin of the Point Roberts Marina and adjacent uplands. The marina serves commercial and recreational vessels. With the addition of grating on renovated and new structures, the net change in overwater coverage would be -59 square feet. Previous maintenance dredging actions in the Anchor Cove Marina basin were authorized under Corps permits # OYB-2-12972 (issued on March 26, 1990) and OYB-2-14985 (issued on January 13, 1992).

ENDANGERED SPECIES – The bald eagle (*Haliaeetus leucocephalus*), listed threatened; marbled murrelet (*Brachyramphus marmoratus*), listed threatened; Puget Sound chinook (*Oncorhynchus tshawytscha*), listed threatened; chinook salmon critical habitat, proposed for listing; Coastal/Puget Sound bull trout (*Salvelinus confluentus*), listed threatened; bull trout critical habitat, proposed for listing; steller sea lion (*Eumetopias jubatus*), listed threatened; humpback whale (*Megaptera novaeangliae*), listed endangered; leatherback sea turtle (*Dermochelys coriacea*), listed endangered; southern resident killer whales, proposed for listing in the state of Washington, occurs in the proposed project area. After receipt of comments from this public notice, the Corps will evaluate the potential impacts to the bald eagle, marbled murrelet, Puget Sound chinook, Coastal/Puget Sound bull trout, chinook and bull trout critical habitat, steller sea lion, humpback whale, leatherback sea turtle, and killer whales. Consultation under Section 7 of the Act will be required.

ESSENTIAL FISH HABITAT – The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the National Marine Fisheries Service (NMFS) on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). EFH for Pacific salmon, Groundfish, Coastal Pelagic Species occurs in the project area. The proposed action would impact approximately 40 acres of EFH for these species.

If the Corps determines that the proposed action may adversely affect EFH for federally managed fisheries in Washington waters, the Corps will initiate EFH consultation with the NMFS. The Corps' final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

CULTURAL RESOURCES - The District Engineer has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible and other sources of information. The following is current knowledge of the presence or absence of historic properties and the effects of the undertaking upon these properties:

The permit area is likely to yield resources eligible for inclusion in the National Register. An investigation for the presence of potentially eligible historic properties is justified.

The District Engineer invites responses to this public notice from Federal, Native American Nations or tribal governments, State, and local agencies, historical and archeological societies, and other parties likely to have knowledge of or concerns with historic properties in the area.

PUBLIC HEARING - Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

EVALUATION - The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people.

The Corps is soliciting comments from the public; Federal, Native American Nations or tribal governments, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for the work. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

The proposed discharge will be evaluated for compliance with guidelines promulgated by the Environmental Protection Agency under authority of Section 404(b)(1) of the Clean Water Act. These guidelines require an alternatives analysis for any proposed discharge of dredged or fill material into waters of the United States.

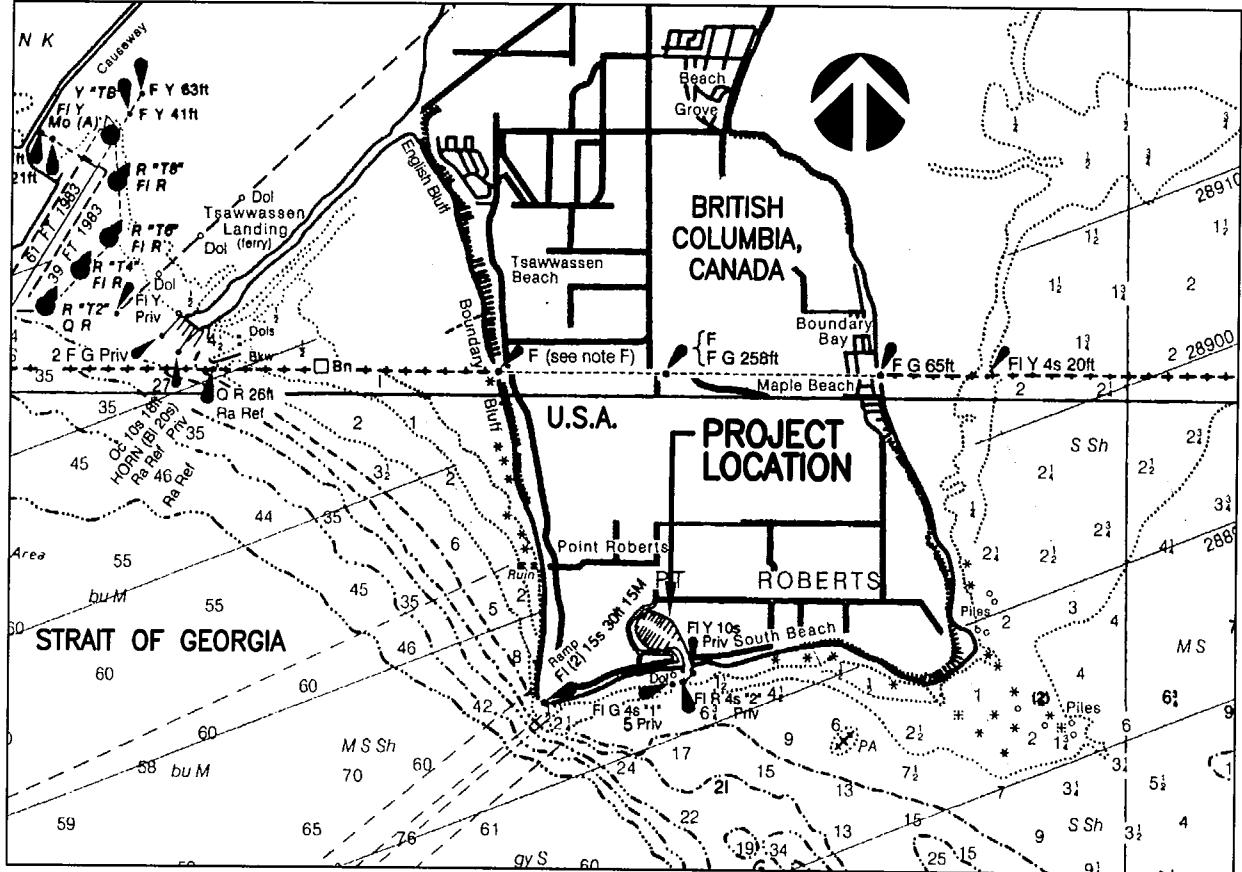
ADDITIONAL EVALUATION - The State of Washington is reviewing this work for consistency with the approved Washington Coastal Zone Management Program.

This proposal is the subject of Shorelines Permit application being processed by Whatcom County.

COMMENT AND REVIEW PERIOD – Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether it would be in the public interest to authorize this proposal. In order to be accepted, e-mail comments must originate from the author's e-mail account and must include on the subject line of the e-mail message the permit applicant's name and reference number as shown below. All e-mail comments should be sent to Randel.J.Perry@nws02.usace.army.mil. Conventional mail comments should be sent ATTN: Regulatory Branch. Both conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commentor's name, address, and phone number. All comments whether conventional mail or e-mail must reach this office, no later than the expiration date of this public notice to ensure consideration. Please include the following name and reference number:

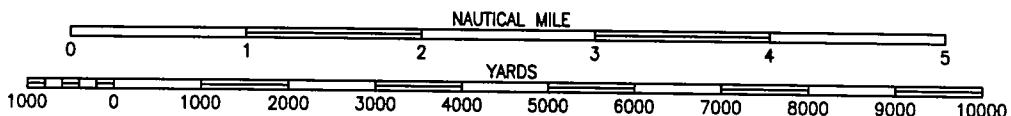
PR Marina Limited Partnership
200500833

Encl
Drawings (39)



SOURCE: NOAA CHART NO. 18421
(DEPTH IN FATHOMS)

VICINITY MAP



PURPOSE: PRIVATE BOAT MOORAGE

LATITUDE: 49°58'42"

LONGITUDE: 123°04'02"

DATUM: MLLW = 0.0'

Co:ps # 2005 00833

PROPOSED MARINA
IMPROVEMENTS

IN: STRAIT OF GEORGIA

AT: POINT ROBERTS

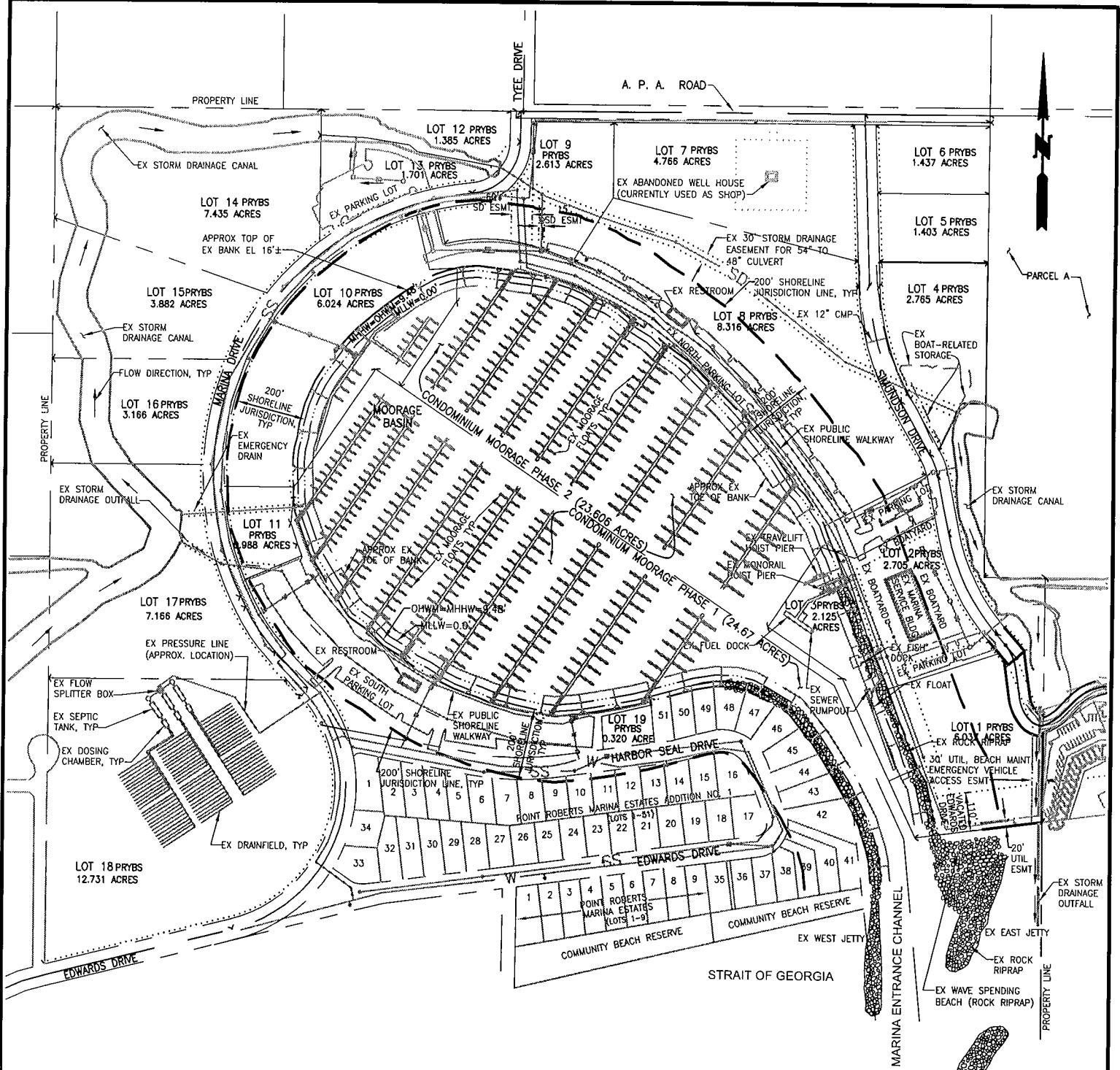
COUNTY: WHATCOM

STATE: WASHINGTON

APPL. BY: POINT ROBERTS MARINA RESORT

SHEET: 1 OF 39 DATE: 04/25/2005

REV: 05/18/2005



SEE SEPARATELY BOUND LIST OF
ADJACENT PROPERTY OWNERS

EXISTING CONDITIONS SITE PLAN

Cops # 2005 00833

PROPOSED MARINA IMPROVEMENTS

IN: STRAIT OF GEORGE
AT POINT BARRETT

AI: POINT ROBERTS
COUNTY: WASHINGTON

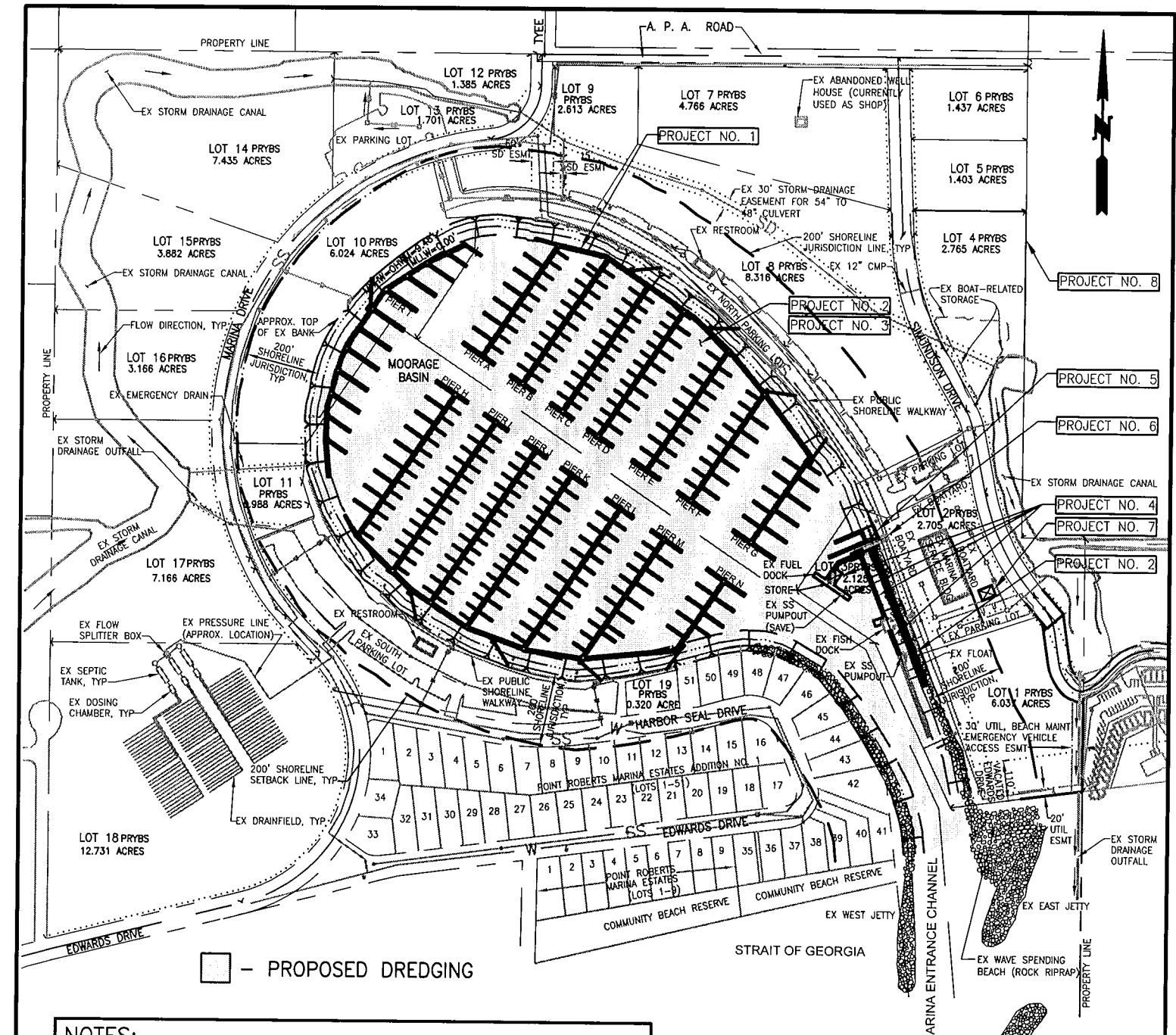
COUNTY: WHATCOM
STATE: WASHINGTON

STATE: WASHINGTON
APPL. #M

APPL. BY: POINT ROB
SUITE 607-51

SHEET: 2 OF 39 DATE: 04/25/2005

REV: 05/18/2005



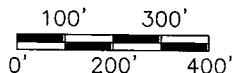
NOTES:

PROPOSED FLOAT RECONFIGURATION:

1. SEE SHEET 4 FOR PROJECT DESCRIPTION.
2. SEE SHEET 5 FOR RECONFIGURED FLOATS "A" TO "G".
3. SEE SHEET 6 FOR RECONFIGURED FLOATS "H" TO "N".
4. SEE SHEET 7 FOR RECONFIGURED FLOAT "T".
5. SEE SHEET 8 FOR DETAIL PLAN OF PROJECTS 4, 5 AND 6.

REFER TO SHEET 25 FOR PHASING SCHEDULE

PROPOSED IMPROVEMENTS SITE PLAN



Corp # 200500833

PROPOSED MARINA IMPROVEMENTS

IN: STRAIT OF GEORGIA

AT: POINT ROBERTS

COUNTY: WHATCOM

STATE: WASHINGTON

APPL. BY: POINT ROBERTS MARINA RESORT

SHEET: 3 OF 39 DATE: 04/25/2005

REV: 05/18/2005

PROJECT DESCRIPTION:

PROJECT 1 – RECONFIGURE THE EXISTING MOORAGE BASIN FLOATS TO REDUCE THE TOTAL SLIP COUNT FROM 1,006± TO 630± OVER A 10-YEAR PERIOD. (SEE SHEETS 3, 5-7, 17-25.)

PROJECT 2 – DREDGE THE EXISTING MOORAGE BASIN TO -12 AND -13 FEET (MLLW = 0.0' DATUM) OVER A 10-YEAR PERIOD. (SEE SHEETS 3, 20-26.) APPROXIMATELY 119,900± TO 163,800± CUBIC YARDS OF MATERIAL WILL BE REMOVED BY HYDRAULIC AND/OR CLAMSHELL BUCKET DREDGE. THE DREDGE MATERIALS WILL BE STORED ON LOTS 7-9 AND 14-17 AND/OR DISPOSED OF AT ONE OR MORE OFFSHORE DEEP WATER DISPOSAL SITES. AS PART OF PROJECT 2, APPROXIMATELY 650± CUBIC YARDS OF 'FISH MIX' GRAVEL MITIGATION WILL BE PLACED ALONG 400 LINEAL FEET OF ENTRANCE CHANNEL BETWEEN ELEVATION +10 AND 0.0 FEET MLLW DATUM.

PROJECT 3 – UPLAND DISPOSAL OPTION: STORE DREDGE MATERIALS FROM PROJECT NO. 2 ON LOTS 7-9 AND 14-17. (SEE SHEETS 27-36.) THE DREDGE MATERIALS WILL FILL APPROXIMATELY 0.5 ACRES OF WETLAND. THE FILLED WETLAND AREAS WILL BE REPLACED WITH A NEW WETLAND AREA. REFER TO THE MITIGATION PLAN BY DAVID EVANS & ASSOCIATES FOR NEW WETLAND AREA INFORMATION.

DEEPWATER DISPOSAL OPTION: DISPOSE OF ALL DREDGED MATERIALS AT THE BELLINGHAM BAY AND/OR ROSAIRO STRAIT DISPOSAL SITES. (SEE SHEETS 38 & 39.)

PROJECT 4 – ON LOT 2, THE FOLLOWING SUBPROJECTS ARE PROPOSED: (1) REPLACE THE EXISTING FUEL DOCK PIER, GANGWAY AND FUEL LINES WITH NEW MATERIALS AND LENGTHEN THE EXISTING FUEL FLOAT BY 20-FEET; (2) REPLACE THE EXISTING FLOATING 1-STORY FUEL DOCK MARINE STORE (375± SQUARE FEET) WITH A NEW 1-STORY FLOATING MARINE STORE (800± SQUARE FEET), THE NEW STORE WILL ADD SPACE FOR MARINA REGISTRATION AND MARINA SECURITY; (3) ADD 210± LINEAL FEET OF SHORESIDE FLOAT EXTENSION BETWEEN THE EXISTING FUEL DOCK AND THE EXISTING FISH DOCK; (4) ADD 70± LINEAL FEET OF FLOAT EXTENSION TO THE EXISTING TRANSIENT MOORAGE FLOAT AND; (5) CONVERT THE USE OF THE EXISTING FISH DOCK TO A FORKLIFT LAUNCHING PIER FOR THE PURPOSES OF TRANSFERRING SMALL BOATS TO AND FROM THE WATER. (SEE SHEETS 3, 8-9, 15-16.)

PROJECT 5 – ON LOT 3, REPLACE THE EXISTING TRAVELIFT PIER WITH A NEW PIER THAT WILL SUPPORT A 100-TON MOBILE BOAT HOIST. (SEE SHEETS 3, 8, 10 & 11.)

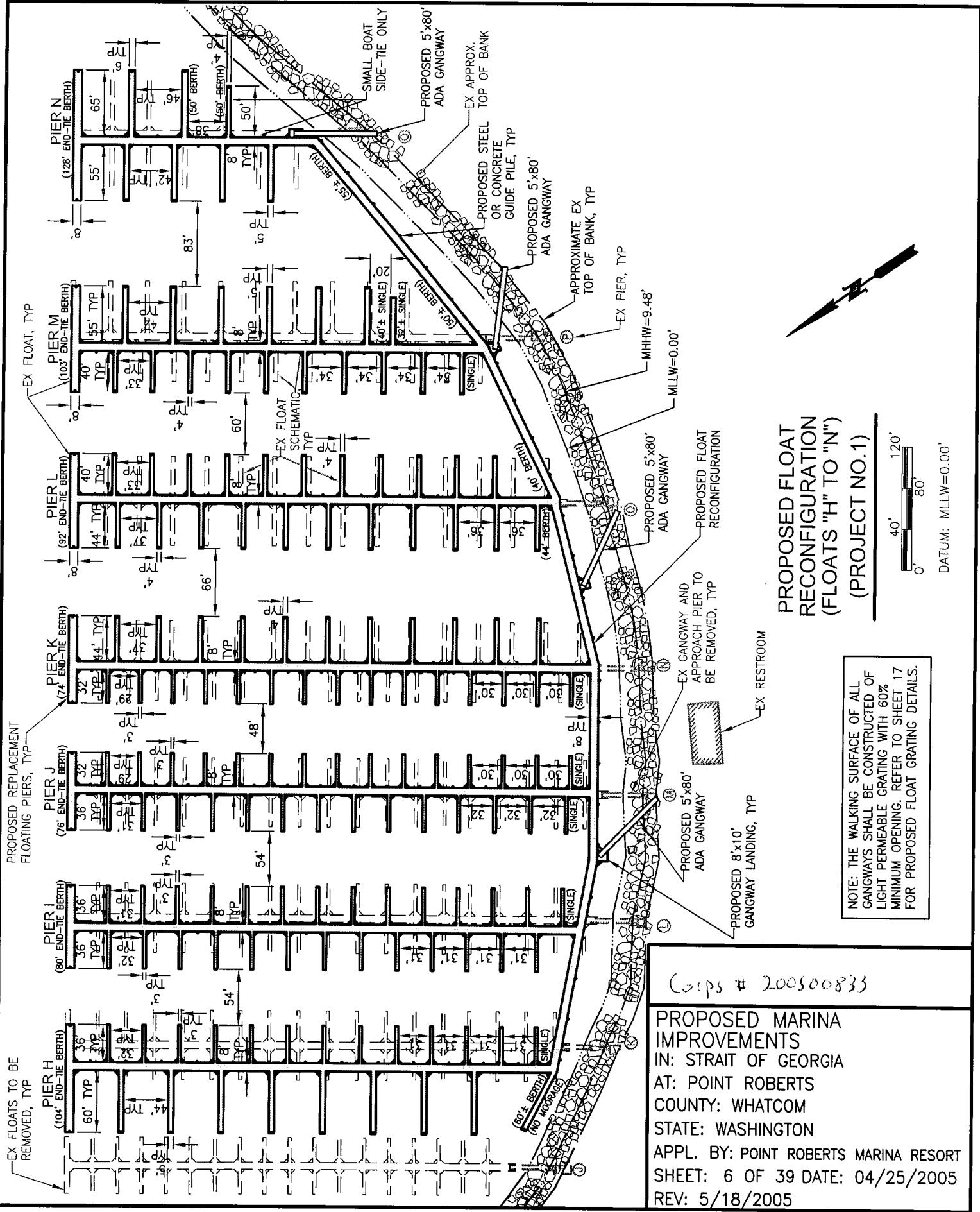
PROJECT 6 – ON LOT 3, INCREASE THE HEIGHT OF THE EXISTING MONORAIL TO ACCOMMODATE LARGER BOATS. (SEE SHEETS 3, 8, 12-13.)

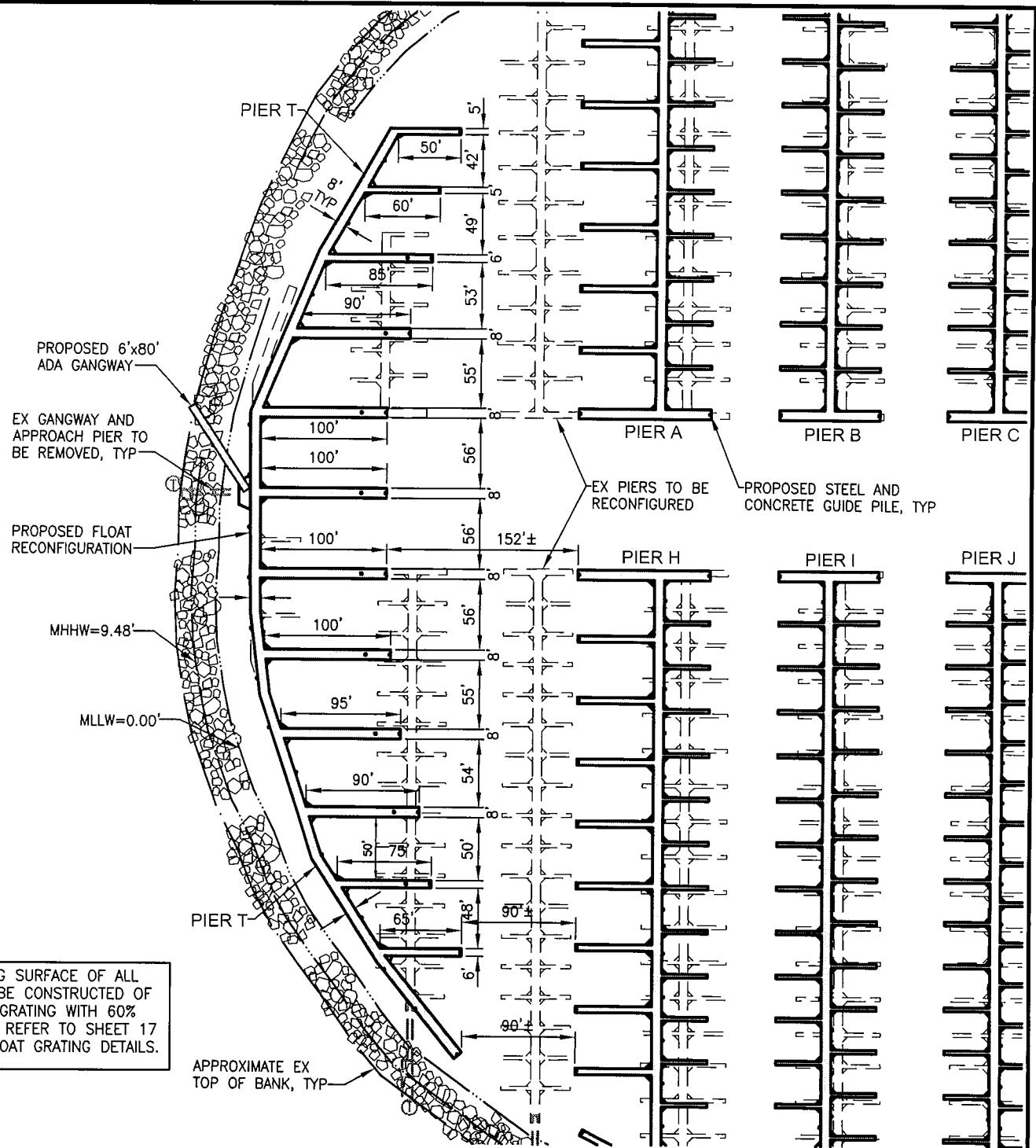
PROJECT 7 – CONSTRUCT A MARINA MAINTENANCE SHOP (1,200 SQUARE FEET) LOCATED IN THE EXISTING PAVED YARD AREA NEAR THE SOUTHEAST CORNER OF THE MARINA SERVICE BUILDING (LOT 2). THE PROPOSED SHOP BUILDING IS LOCATED OUTSIDE OF THE 200-FOOT SHORELINE JURISDICTION FROM MEAN HIGHER HIGH WATER (OR THE ORDINARY HIGH WATER MARK). (SEE SHEET 3 FOR LOCATION-UPLAND PROJECT ONLY.)

PROJECT 8 – DEVELOP LOT 4 FOR THE PURPOSE OF STORING BOATS AND BOAT TRAILERS AND CONSTRUCT A MINI-STORAGE BUILDING. THE LOT IMPROVEMENTS WILL INCLUDE A PAVED SURFACE TO STORE APPROXIMATELY 40 BOATS AND/OR BOAT TRAILERS. THE AREA WILL BE USED FOR DRY-BOAT STORAGE ONLY. NO BOAT YARD TYPE WORK SUCH AS PAINTING, WASHING, MAINTENANCE, ETC. IS PROPOSED. THE MINI-STORAGE BUILDING(S) WILL HOUSE APPROXIMATELY 40 TO 50 STORAGE UNITS AT ABOUT 10 FOOT BY 6 FOOT IN SIZE. (SEE SHEET 3 FOR LOCATION-UPLAND PROJECT ONLY.)

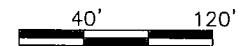
REFER TO SHEET 25 FOR PHASING DESCRIPTION.

<p>PROPOSED MARINA IMPROVEMENTS IN: STRAIT OF GEORGIA AT: POINT ROBERTS COUNTY: WHATCOM STATE: WASHINGTON APPL. BY: POINT ROBERTS MARINA RESORT SHEET: 4 OF 39 DATE: 04/25/2005 REV: 05/18/2005</p>





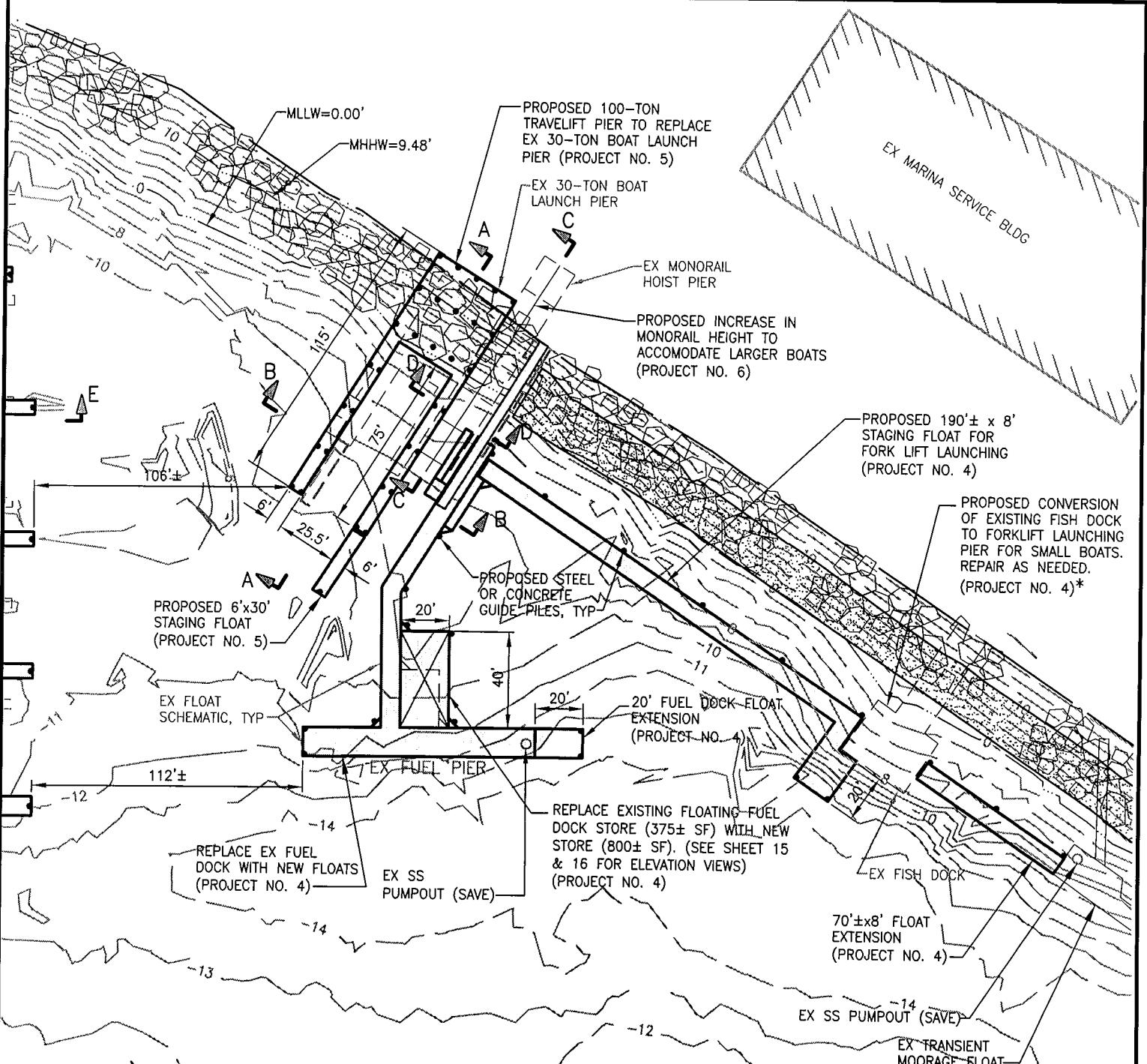
**PROPOSED FLOAT
RECONFIGURATION
(FLOAT "T")
(PROJECT NO. 1)**



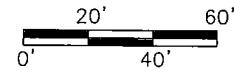
DATUM: MLLW=0.00'

Corps # 200500833

**PROPOSED MARINA
IMPROVEMENTS**
IN: STRAIT OF GEORGIA
AT: POINT ROBERTS
COUNTY: WHATCOM
STATE: WASHINGTON
APPL. BY: POINT ROBERTS MARINA RESORT
SHEET: 7 OF 39 DATE: 04/25/2005
REV: 5/18/2005



PROJECTS 4, 5, & 6 DETAIL PLAN



DATUM: MLLW=0.00'

* UP TO A MAXIMUM OF 18 EXISTING CREOSOTE-TREATED PILES WILL BE REPLACED WITH 18 STEEL OR ACZA TREATED TIMBER PILES AS PART OF THE REPAIRS TO THE FISH DOCK.

Corps # 200500833

PROPOSED MARINA IMPROVEMENTS

IN: STRAIT OF GEORGIA

AT: POINT ROBERTS

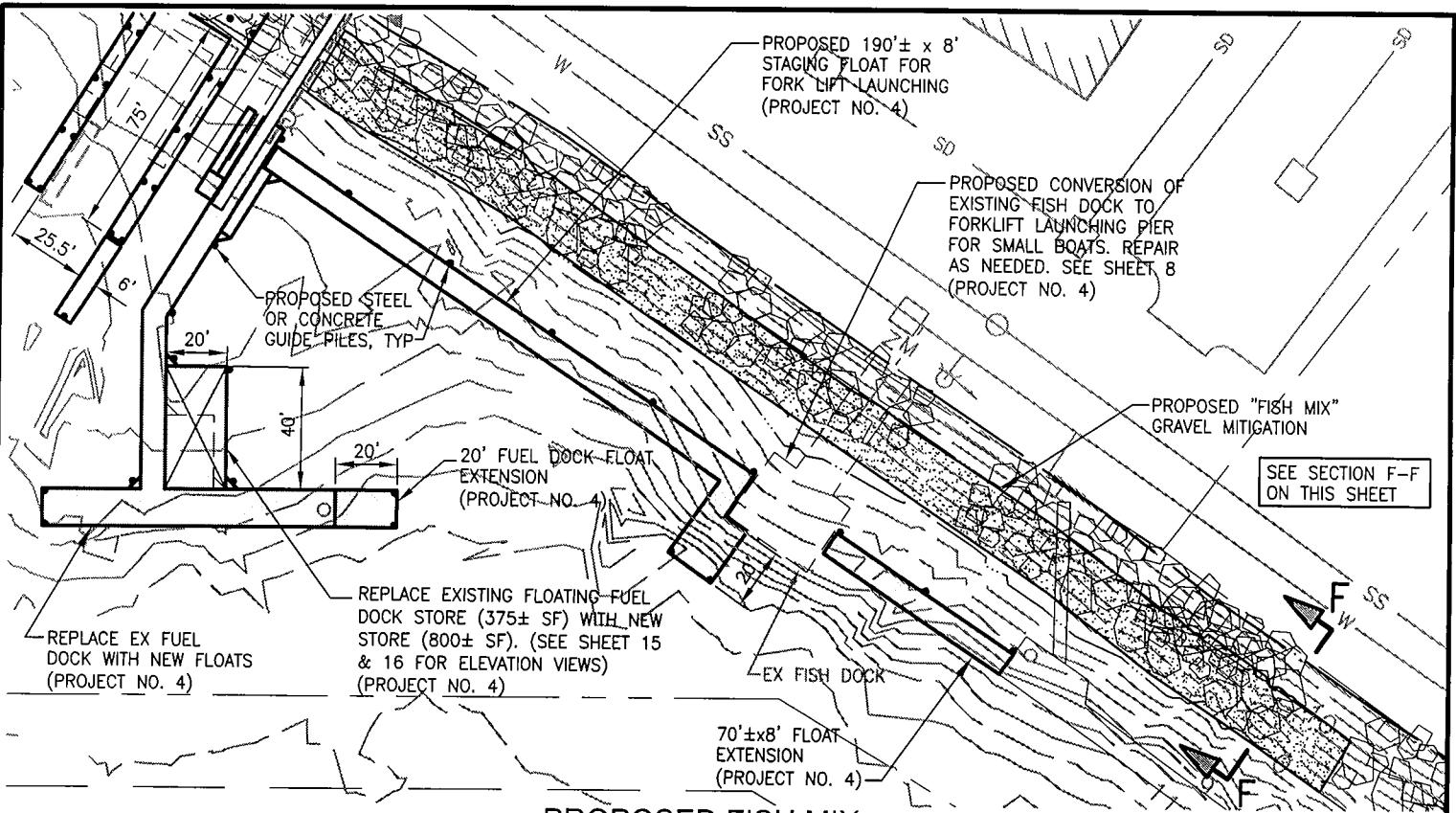
COUNTY: WHATCOM

STATE: WASHINGTON

APPL. BY: POINT ROBERTS MARINA RESORT

SHEET: 8 OF 39 DATE: 04/25/2005

REV: 5/18/2005



PROPOSED FISH MIX GRAVEL MITIGATION DETAIL PLAN

20' 60'
0' 40'

PROPOSED 650± CY OF "FISH MIX" GRAVEL MITIGATION TO BE PLACED ALONG 400 LINEAL FEET OF ENTRANCE CHANNEL BETWEEN ELEV +10' AND 0.0' MLLW DATUM

EX TOP OF BANK,
ELEV=16'±

OHWM=MHHW=9.48'

MLLW=0.00'

WATER SURFACE
ELEV=10'

EX RIPRAP LINED
ENTRANCE CHANNEL BANK

SECTION F-F

5'
0' 10'

PROJECT NO. 2 - TYPICAL "FISH MIX" GRAVEL MITIGATION PROPOSED TO PLACED ALONG 400 LINEAL FEET OF ENTRANCE CHANNEL BETWEEN ELEV +10' AND 0.0' MLLW DATUM. VOLUME OF GRAVEL MITIGATION EQUALS 650± CY.

Corps # 2003 00833

PROPOSED MARINA IMPROVEMENTS

IN: STRAIT OF GEORGIA

AT: POINT ROBERTS

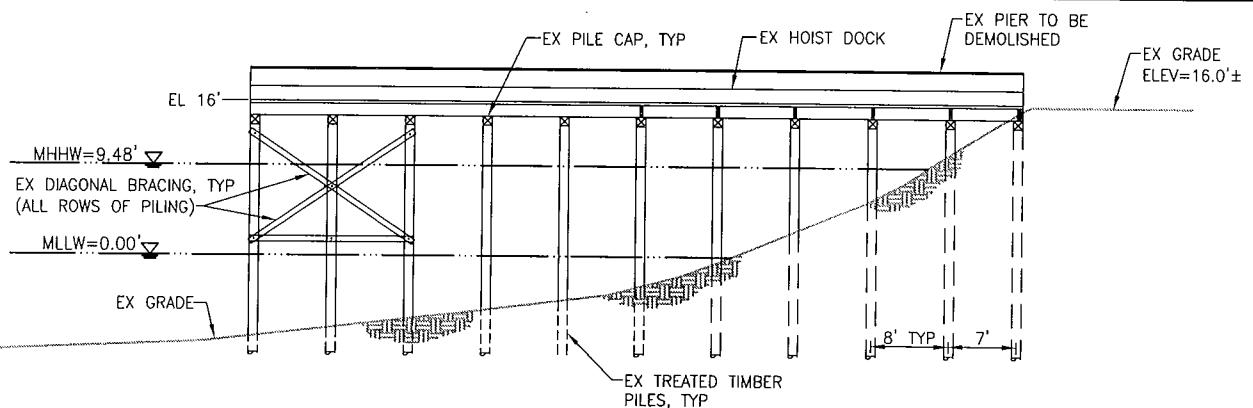
COUNTY: WHATCOM

STATE: WASHINGTON

APPL. BY: POINT ROBERTS MARINA RESORT

SHEET: 9 OF 39 DATE: 04/25/2005

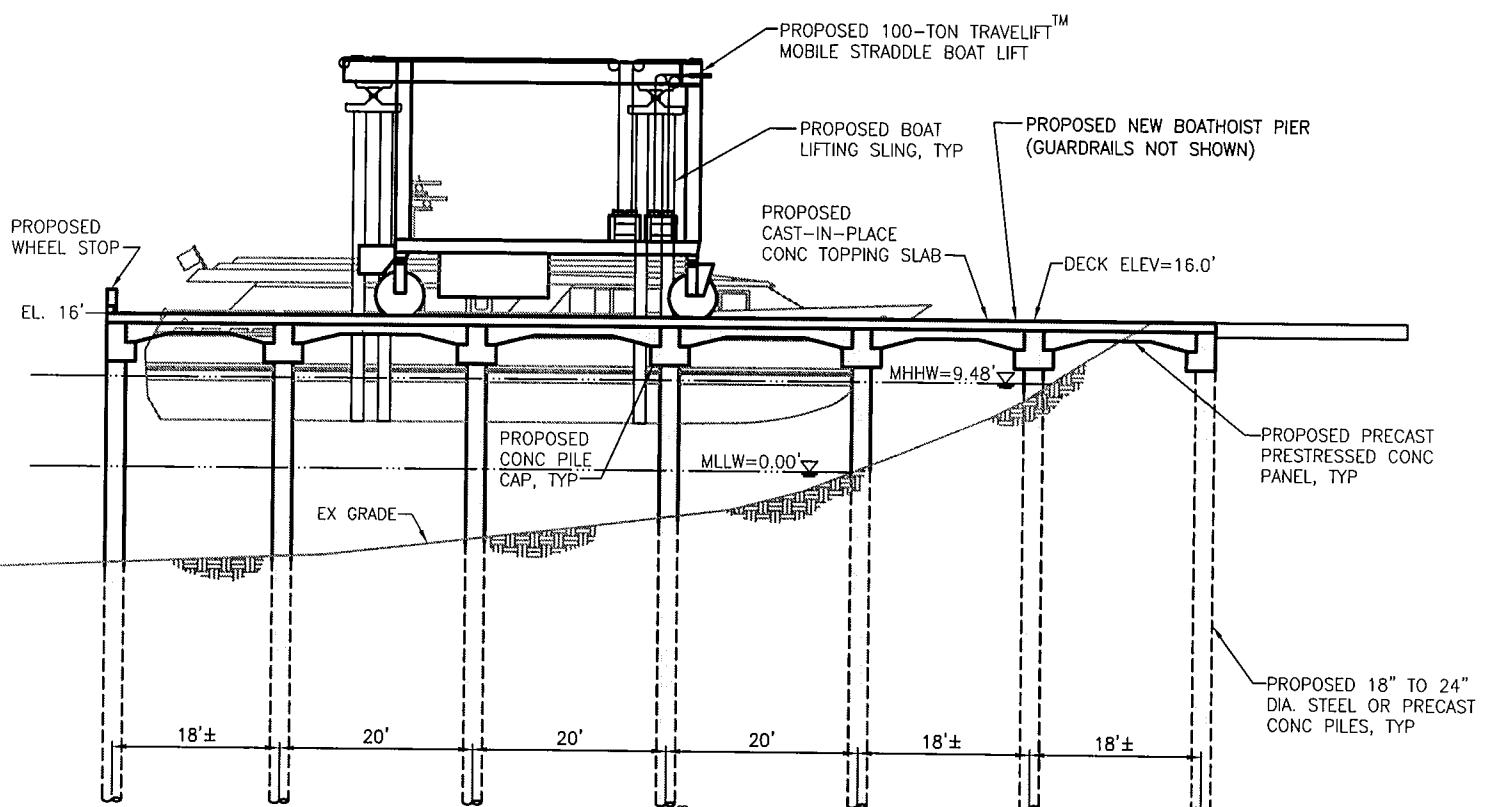
REV: 5/18/2005



**SECTION A-A
EXISTING CONDITIONS**

MHW=8.60'

5' 15'
0' 10' 20'



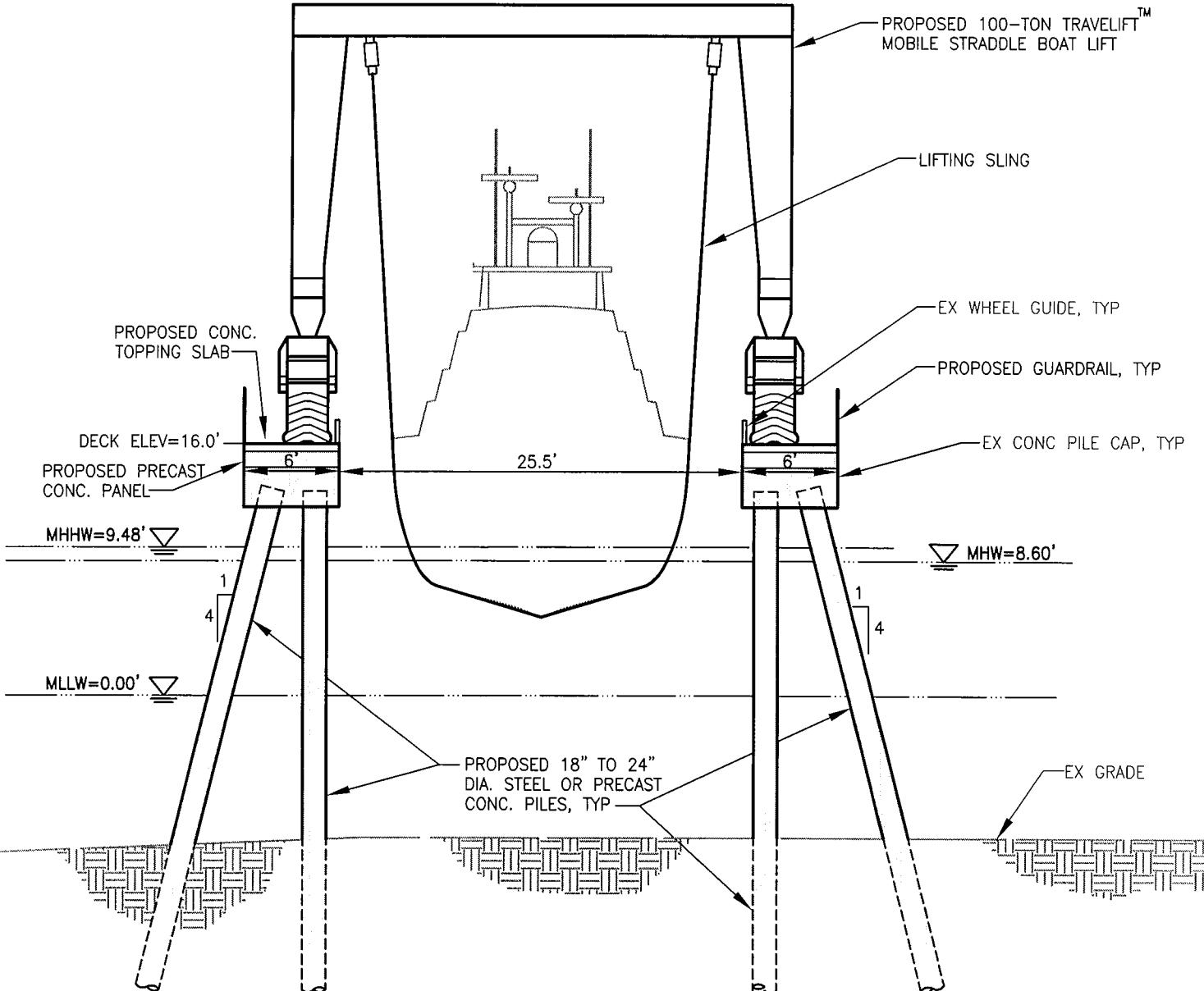
**SECTION A-A
PROPOSED CONDITIONS**

5' 15'
0' 10' 20'

PROJECT NO. 5 – 100-TON TRAVELIFT PIER TO
REPLACE EXISTING 30-TON TIMBER BOAT LAUNCH PIER.

Cops # 200300853

PROPOSED MARINA IMPROVEMENTS IN: STRAIT OF GEORGIA AT: POINT ROBERTS COUNTY: WHATCOM STATE: WASHINGTON APPL. BY: POINT ROBERTS MARINA RESORT SHEET: 10 OF 39 DATE: 04/25/2005 REV: 05/18/2005
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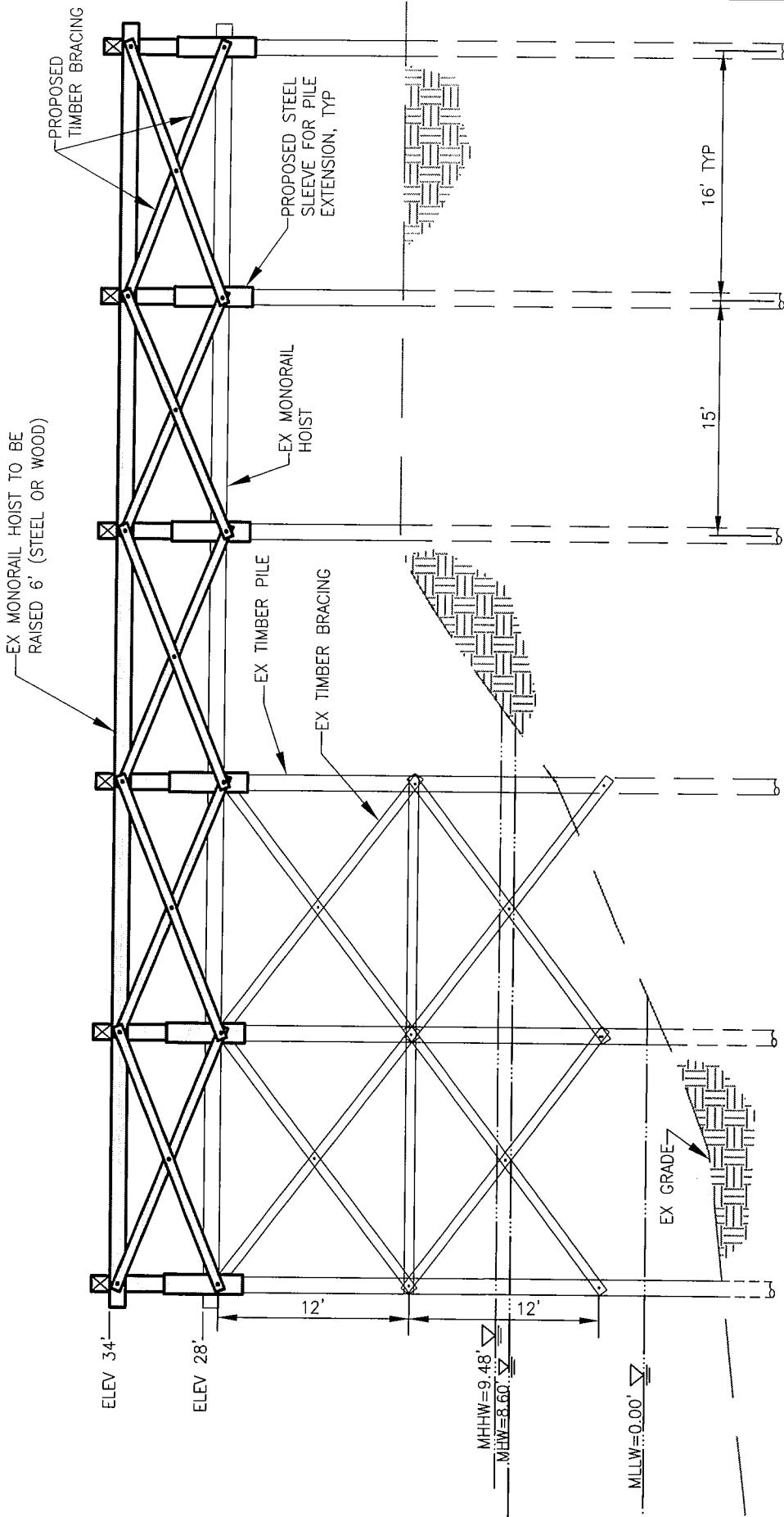
SECTION B-B

5'
0' 10'

PROJECT NO. 5 – 100-TON TRAVELIFT PIER TO
REPLACE EXISTING 30-TON TIMBER BOAT LAUNCH PIER.

C-ops # 2005 00833

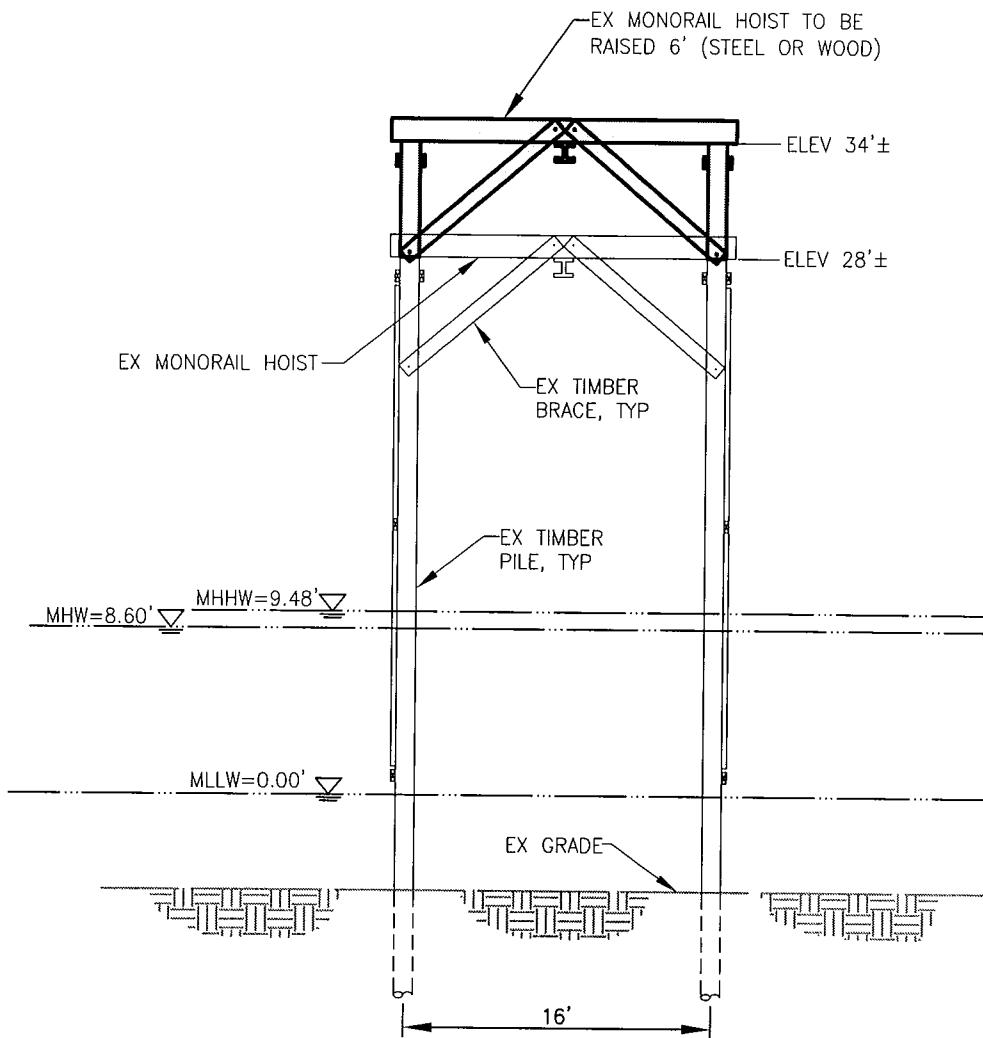
<p>PROPOSED MARINA IMPROVEMENTS IN: STRAIT OF GEORGIA AT: POINT ROBERTS COUNTY: WHATCOM STATE: WASHINGTON APPL. BY: POINT ROBERTS MARINA RESORT SHEET: 11 OF 39 DATE: 04/25/2005 REV: 05/18/2005</p>
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PROJECT NO. 6 – RAISE EXISTING MONORAIL
HOIST TO ACCOMODATE LARGER BOATS.

Corps # 200500833

PROPOSED MARINA
IMPROVEMENTS
IN: STRAIT OF GEORGIA
AT: POINT ROBERTS
COUNTY: WHATCOM
STATE: WASHINGTON
APPL. BY: POINT ROBERTS MARINA RESORT
SHEET: 12 OF 39 DATE: 04/25/2005
REV: 05/18/2005



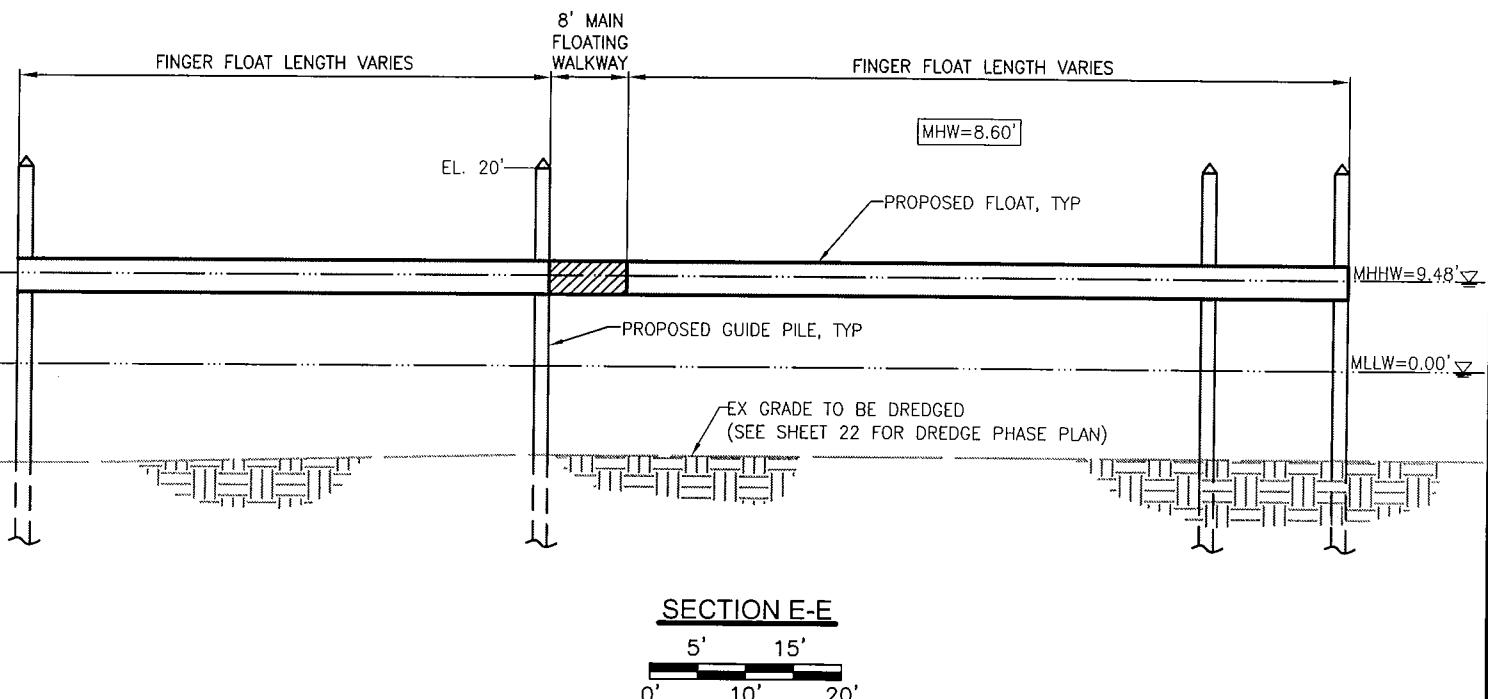
SECTION D-D

5'
0' 10'

PROJECT NO. 6 - RAISE EXISTING MONORAIL
HOIST TO ACCOMODATE LARGER BOATS.

Corps # 200500833

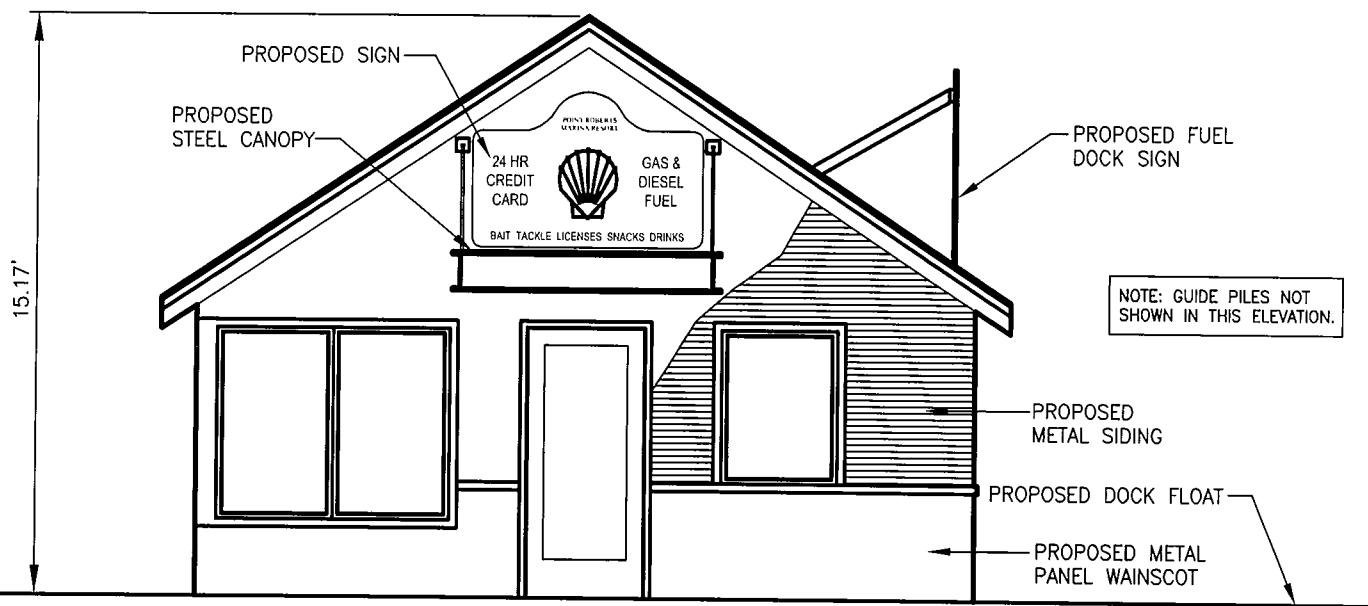
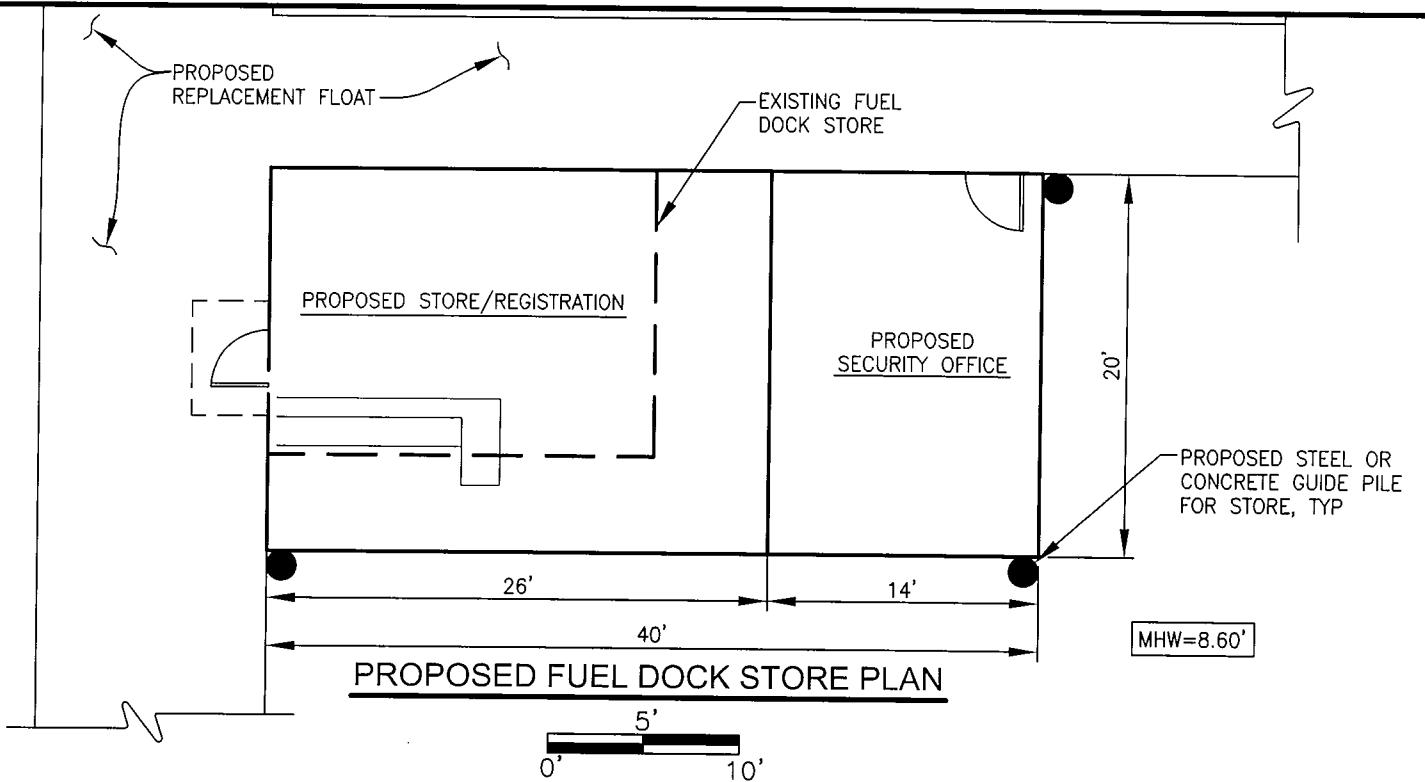
<p>PROPOSED MARINA IMPROVEMENTS IN: STRAIT OF GEORGIA AT: POINT ROBERTS COUNTY: WHATCOM STATE: WASHINGTON APPL. BY: POINT ROBERTS MARINA RESORT SHEET: 13 OF 39 DATE: 04/25/2005 REV: 05/18/2005</p>
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PROJECT NO. 1 – TYPICAL ELEVATION VIEW OF
PROPOSED FLOATING PER RECONFIGURATION –
SEE SHEET 17 FOR FLOAT GRATING DETAILS.

Coops # 200500833

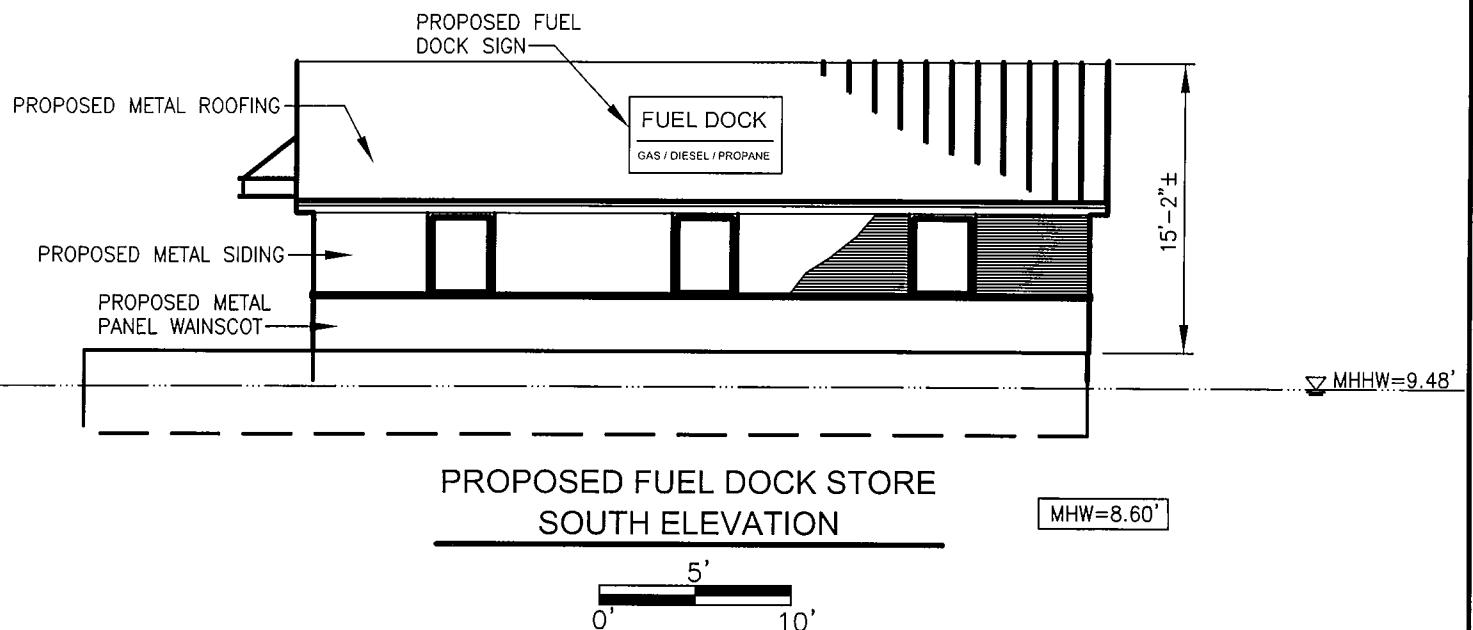
<p>PROPOSED MARINA IMPROVEMENTS IN: STRAIT OF GEORGIA AT: POINT ROBERTS COUNTY: WHATCOM STATE: WASHINGTON APPL. BY: POINT ROBERTS MARINA RESORT SHEET: 14 OF 39 DATE: 04/25/2005 REV: 05/18/2005</p>
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PROJECT NO. 4 – PROPOSED REPLACEMENT OF
EXISTING FUEL DOCK STORE ($375'\pm$) WITH NEW STORE
($800'\pm$). THE NEW STORE WILL ADD SPACE FOR MARINE
REGISTRATION, MARINA SECURITY AND U.S. CUSTOMS.

Corps # 200500833

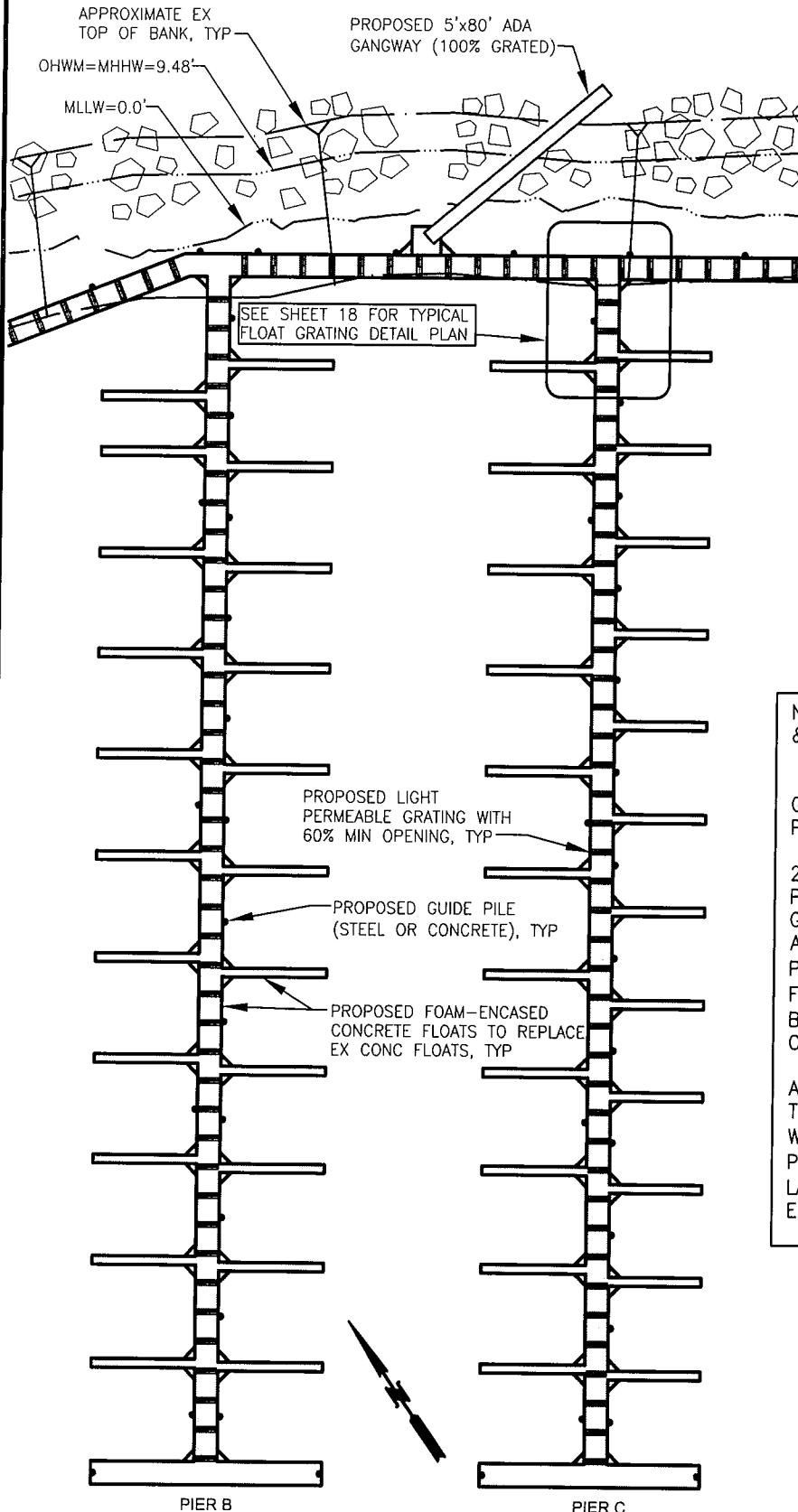
PROPOSED MARINA IMPROVEMENTS
IN: STRAIT OF GEORGIA
AT: POINT ROBERTS
COUNTY: WHATCOM
STATE: WASHINGTON
APPL. BY: POINT ROBERTS MARINA RESORT
SHEET: 15 OF 39 DATE: 04/25/2005
REV: 05/18/2005



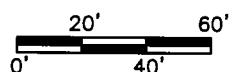
NOTE: GUIDE PILES NOT SHOWN

Copys # 200500833

PROPOSED MARINA
IMPROVEMENTS
IN: STRAIT OF GEORGIA
AT: POINT ROBERTS
COUNTY: WHATCOM
STATE: WASHINGTON
APPL. BY: POINT ROBERTS MARINA RESORT
SHEET: 16 OF 39 DATE: 04/25/2005
REV: 05/18/2005



TYPICAL FLOAT GRATING PLAN



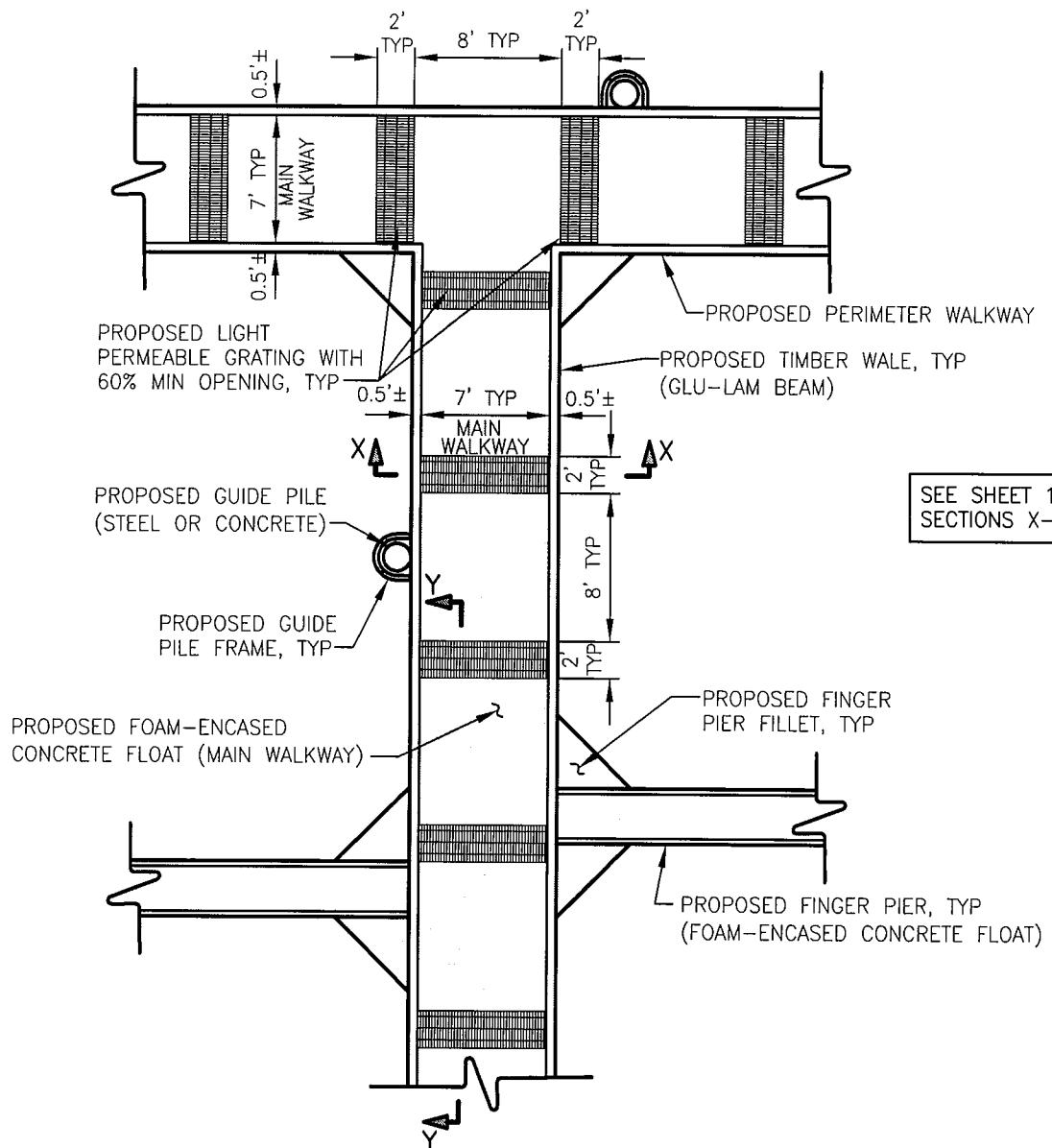
NOTES FOR LIGHT PERMEABLE GRATING ON GANGWAYS & FLOATS:

1. GANGWAYS - THE WALKING SURFACE OF ALL GANGWAYS SHALL BE CONSTRUCTED OF LIGHT PERMEABLE GRATING WITH 60% MINIMUM OPENING.
2. ALL FLOATING PIERS ARE PROPOSED TO HAVE LIGHT PERMEABLE GRATING WITH 60% MINIMUM OPENING. THE GRATING WILL BE PLACED TRANSVERSE TO THE MAIN AXIS OF FLOAT. THE GRATING SURFACE AREA IS PROPOSED AT 2' WIDE BY 7' LONG. (SEE SHEET 4.2 FOR GRATING DETAILS). THE 2' BY 7' GRATES SHALL BE PLACED ON 10' CENTERS ALONG THE FULL LENGTH OF THE FOLLOWING FLOATS:

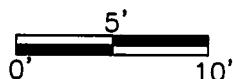
ALL 8-FOOT WIDE MAIN WALKWAYS FOR PIERS A THROUGH N, ALL 8-FOOT WIDE SHORELINE PERIMETER WALKWAYS, ALL 8-FOOT WIDE FINGER FLOATS ON 'T' PIER, THE 190'x8' STAGING FLOAT FOR THE FORK LIFT LAUNCH PIER, AND THE 70'x8' FLOAT BETWEEN THE EXISTING FISH DOCK AND TRANSIENT MOORAGE FLOAT.

Comps # 200500833

PROPOSED MARINA IMPROVEMENTS
IN: STRAIT OF GEORGIA
AT: POINT ROBERTS
COUNTY: WHATCOM
STATE: WASHINGTON
APPL. BY: POINT ROBERTS MARINA RESORT
SHEET: 17 OF 39 DATE: 04/25/2005
REV: 05/18/2005

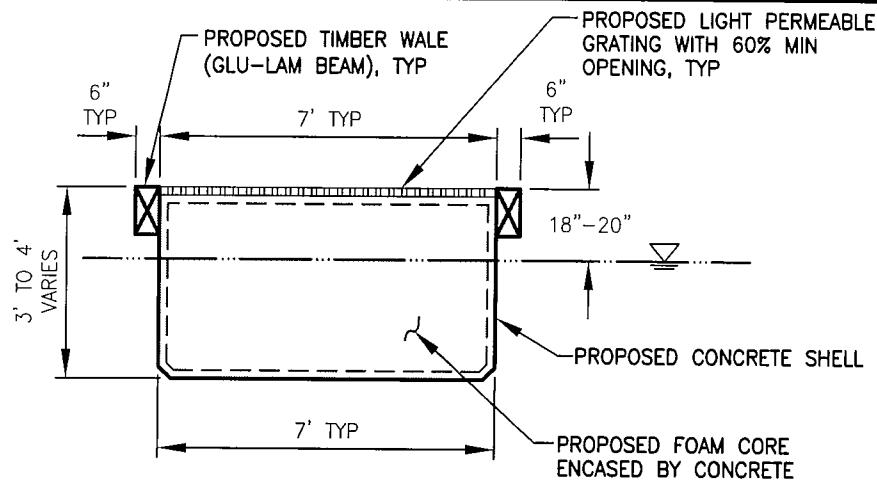


TYPICAL FLOAT GRATING DETAIL PLAN

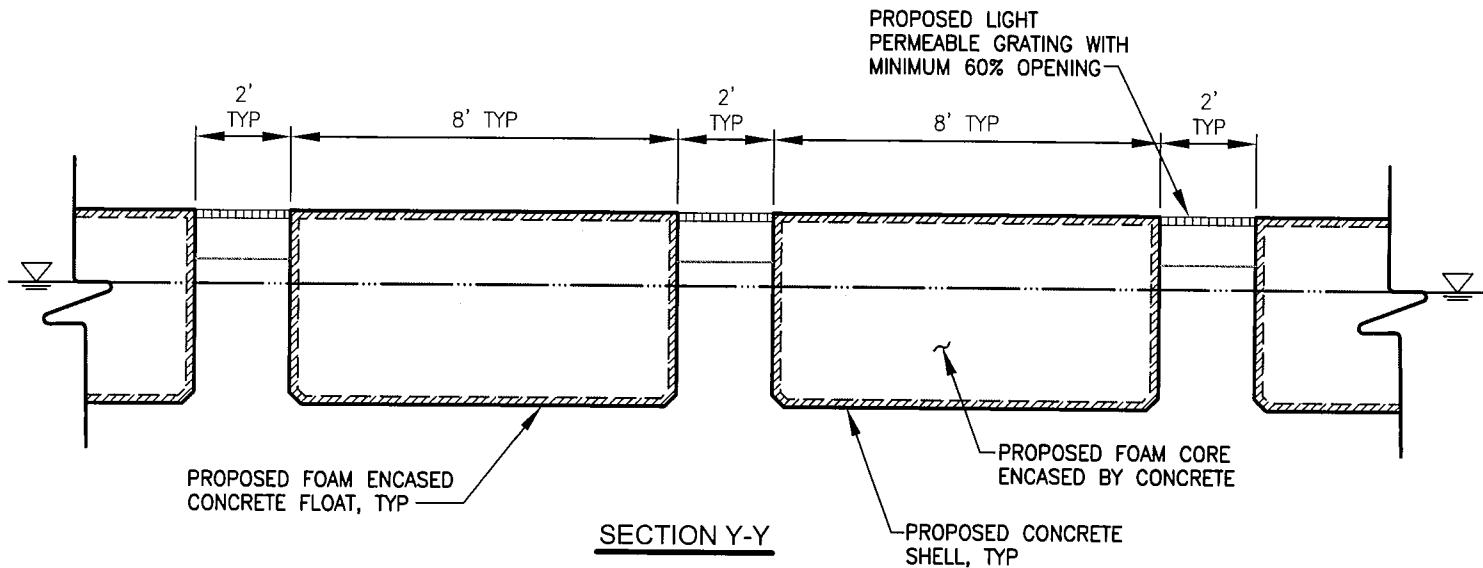


Co#s # 200500833

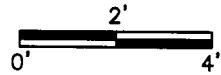
PROPOSED MARINA
IMPROVEMENTS
IN: STRAIT OF GEORGIA
AT: POINT ROBERTS
COUNTY: WHATCOM
STATE: WASHINGTON
APPL. BY: POINT ROBERTS MARINA RESORT
SHEET: 18 OF 39 DATE: 04/25/2005
REV: 05/18/2005



NOTE: FLOAT UTILITIES NOT SHOWN.



NOTE: FLOAT UTILITIES NOT SHOWN.

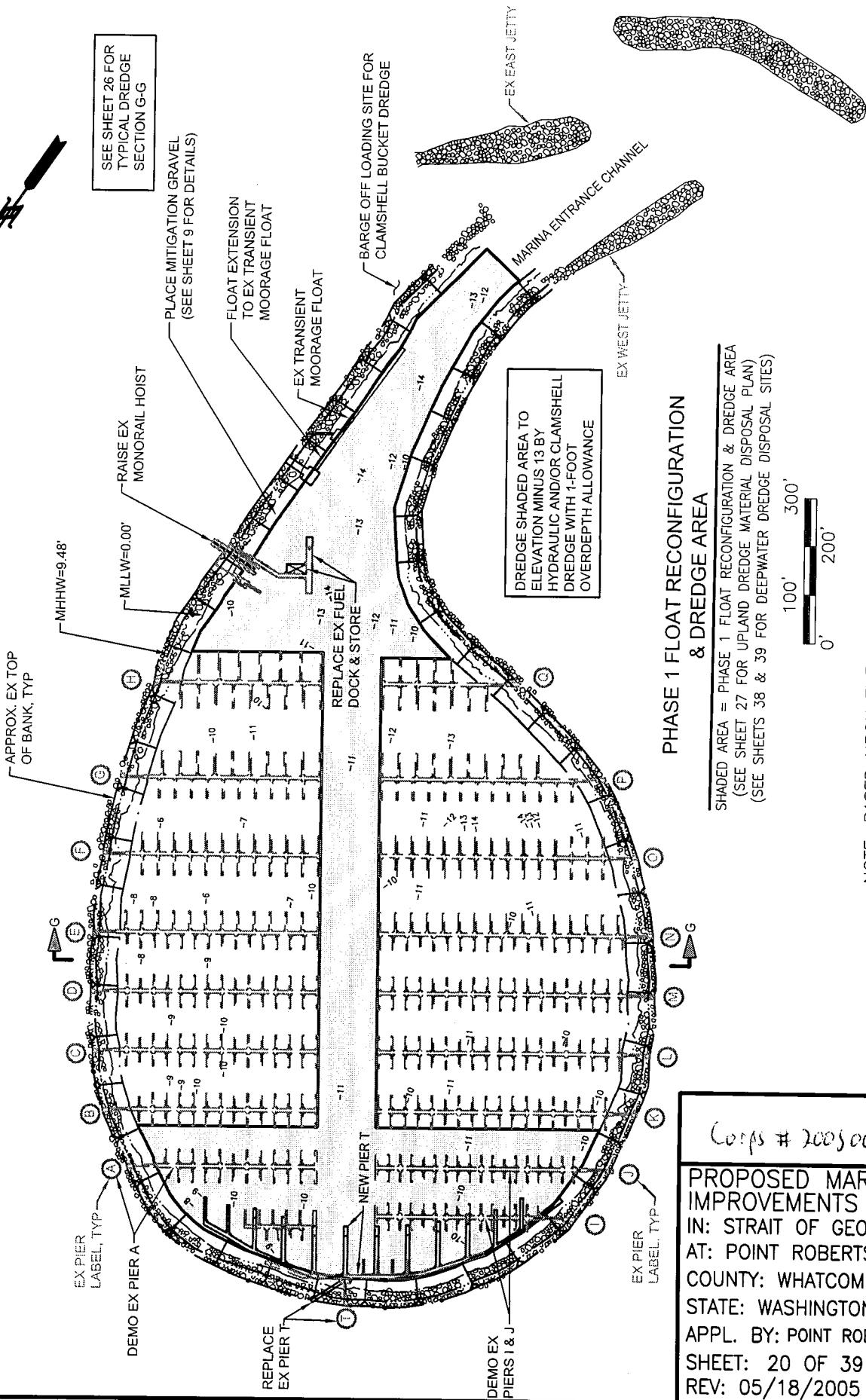


SUMMARY OF WATER SURFACE COVERAGE CHANGES:

	PROPOSED (SQUARE FEET)	EXISTING (SQUARE FEET)
MOORAGE BASIN RECONFIGURATION (PROJECT 1)	137,279	124,134
ADJUSTMENTS FOR GRATING (PROJECT 1)	-16,162	0
FUEL DOCK IMPROVEMENTS (PROJECT 4a)	3,570	2,868
ADJUSTMENTS FOR GRATING (PROJECT 4a)	-363	0
FISH DOCK PIER RECONFIGURATION (PROJECT 4b)	1,922	0
ADJUSTMENTS FOR GRATING (PROJECT 4b)	-336	0
TRANSIENT MOORAGE PIER EXPANSION (PROJECT 4c)	560	0
ADJUSTMENTS FOR GRATING (PROJECT 4c)	-98	0
BOAT HOIST PIER REPLACEMENT (PROJECT 5)	2,584	2,013
TOTALS	128,956	129,015
NET CHANGE IN OVER-WATER COVERAGE =	-59 SQUARE FEET	

Corps # 200500833

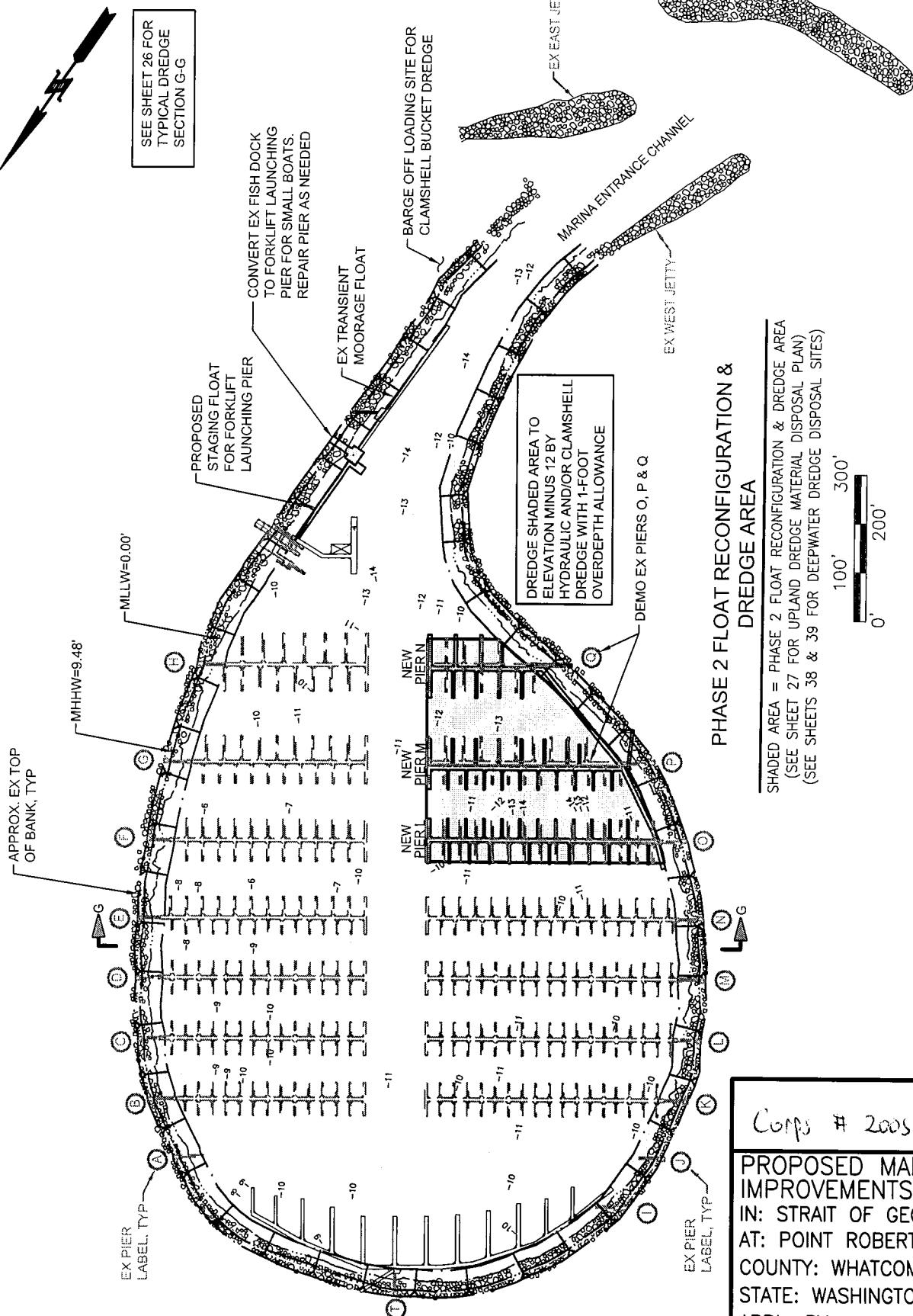
PROPOSED MARINA IMPROVEMENTS
IN: STRAIT OF GEORGIA
AT: POINT ROBERTS
COUNTY: WHATCOM
STATE: WASHINGTON
APPL. BY: POINT ROBERTS MARINA RESORT
SHEET: 19 OF 39 DATE: 04/25/2005
REV: 05/18/2005



Coop # 200500833

PROPOSED MARINA IMPROVEMENTS
IN: STRAIT OF GEORGIA
AT: POINT ROBERTS
COUNTY: WHATCOM
STATE: WASHINGTON
APPL. BY: POINT ROBERTS MARINA RESORT
SHEET: 20 OF 39 DATE: 04/25/2005
REV: 05/18/2005

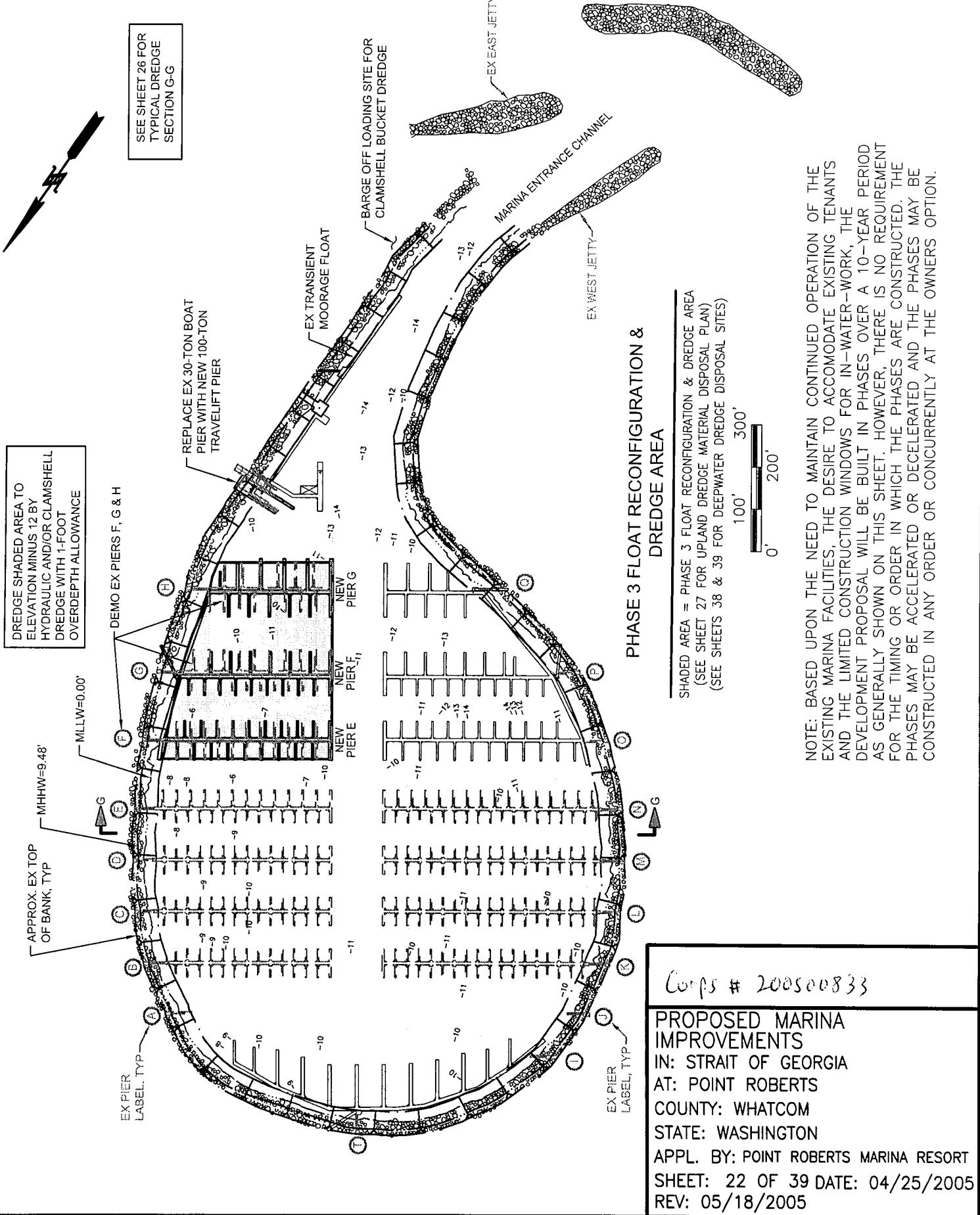
NOTE: BASED UPON THE NEED TO MAINTAIN CONTINUED OPERATION OF THE EXISTING MARINA FACILITIES, THE DESIRE TO ACCOMMODATE EXISTING TENANTS AND THE LIMITED CONSTRUCTION WINDOWS FOR IN-WATER-WORK, THE DEVELOPMENT PROPOSAL WILL BE BUILT IN PHASES OVER A 10-YEAR PERIOD AS GENERALLY SHOWN ON THIS SHEET. HOWEVER, THERE IS NO REQUIREMENT FOR THE TIMING OR ORDER IN WHICH THE PHASES ARE CONSTRUCTED. THE PHASES MAY BE ACCELERATED OR DECELERATED AND THE PHASES MAY BE CONSTRUCTED IN ANY ORDER OR CONCURRENTLY AT THE OWNERS OPTION.

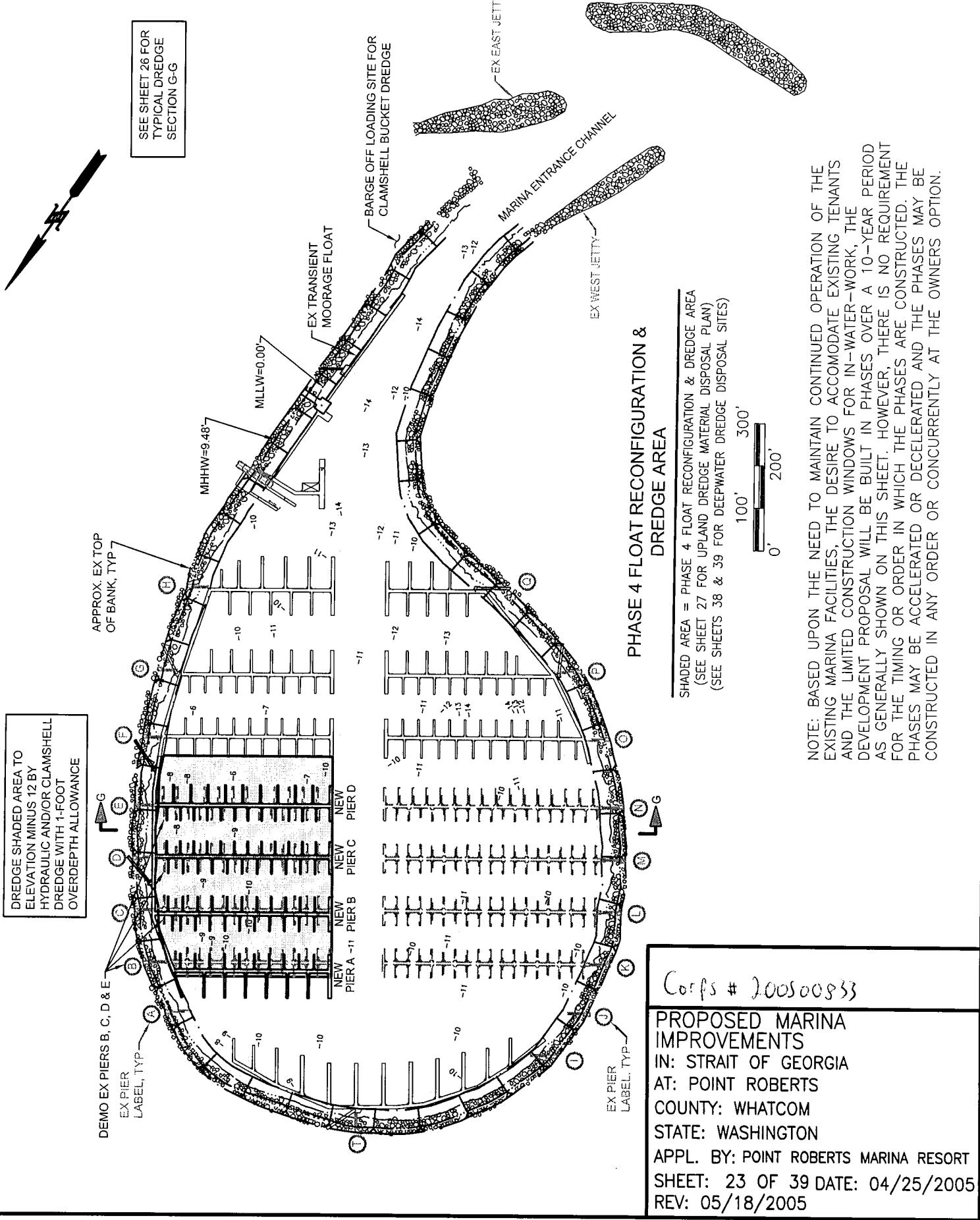


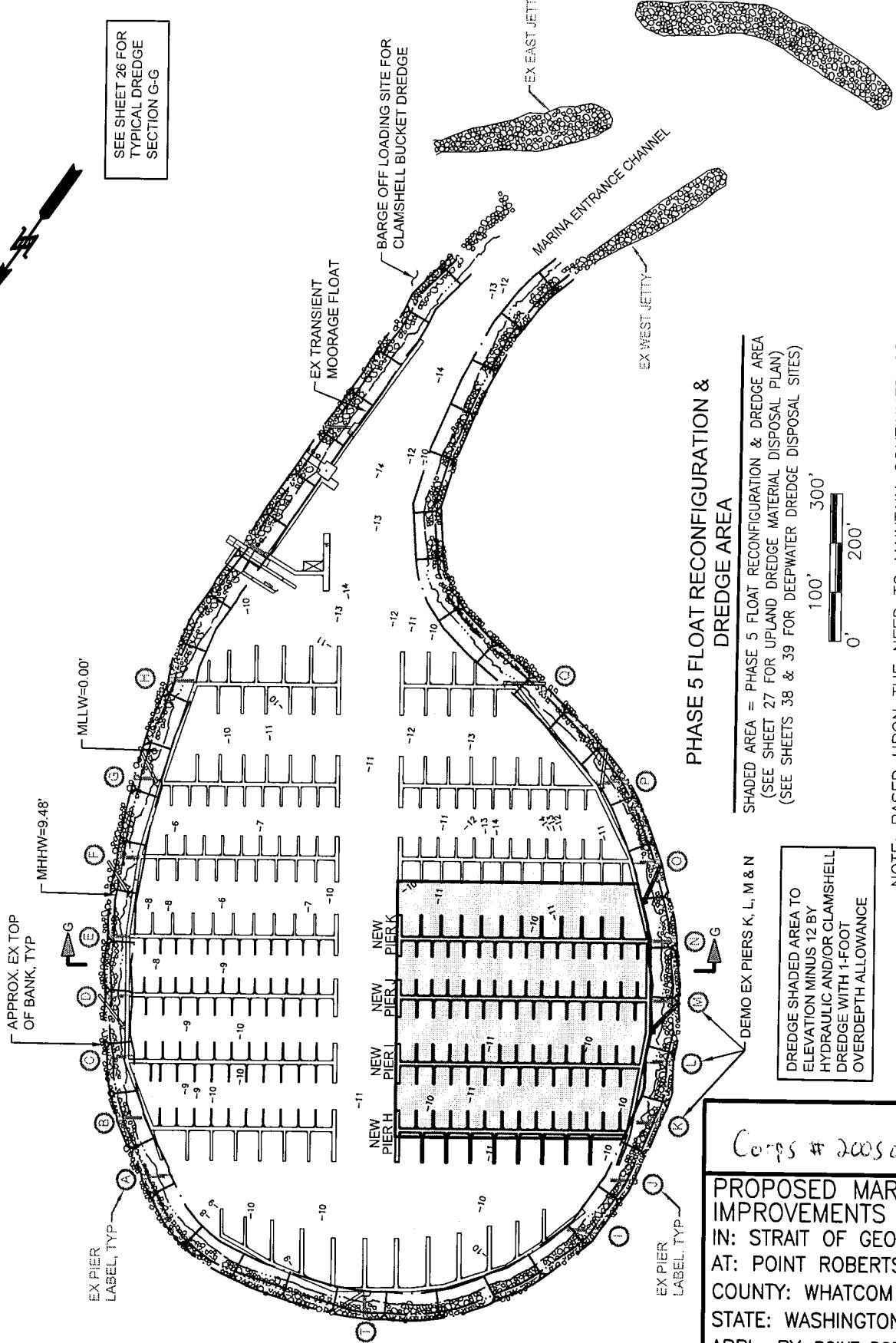
Comps # 200500835

PROPOSED MARINA IMPROVEMENTS IN: STRAIT OF GEORGIA AT: POINT ROBERTS COUNTY: WHATCOM STATE: WASHINGTON APPL. BY: POINT ROBERTS MARINA RESORT SHEET: 21 OF 39 DATE: 04/25/2005 REV: 05/18/2005
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NOTE: BASED UPON THE NEED TO MAINTAIN CONTINUED OPERATION OF THE EXISTING MARINA FACILITIES, THE DESIRE TO ACCOMMODATE EXISTING TENANTS AND THE LIMITED CONSTRUCTION WINDOWS FOR IN-WATER WORK, THE DEVELOPMENT PROPOSAL WILL BE BUILT IN PHASES OVER A 10-YEAR PERIOD AS GENERALLY SHOWN ON THIS SHEET. HOWEVER, THERE IS NO REQUIREMENT FOR THE TIMING OR ORDER IN WHICH THE PHASES ARE CONSTRUCTED. THE PHASES MAY BE ACCELERATED OR DECELERATED AND THE PHASES MAY BE CONSTRUCTED IN ANY ORDER OR CONCURRENTLY AT THE OWNERS OPTION.







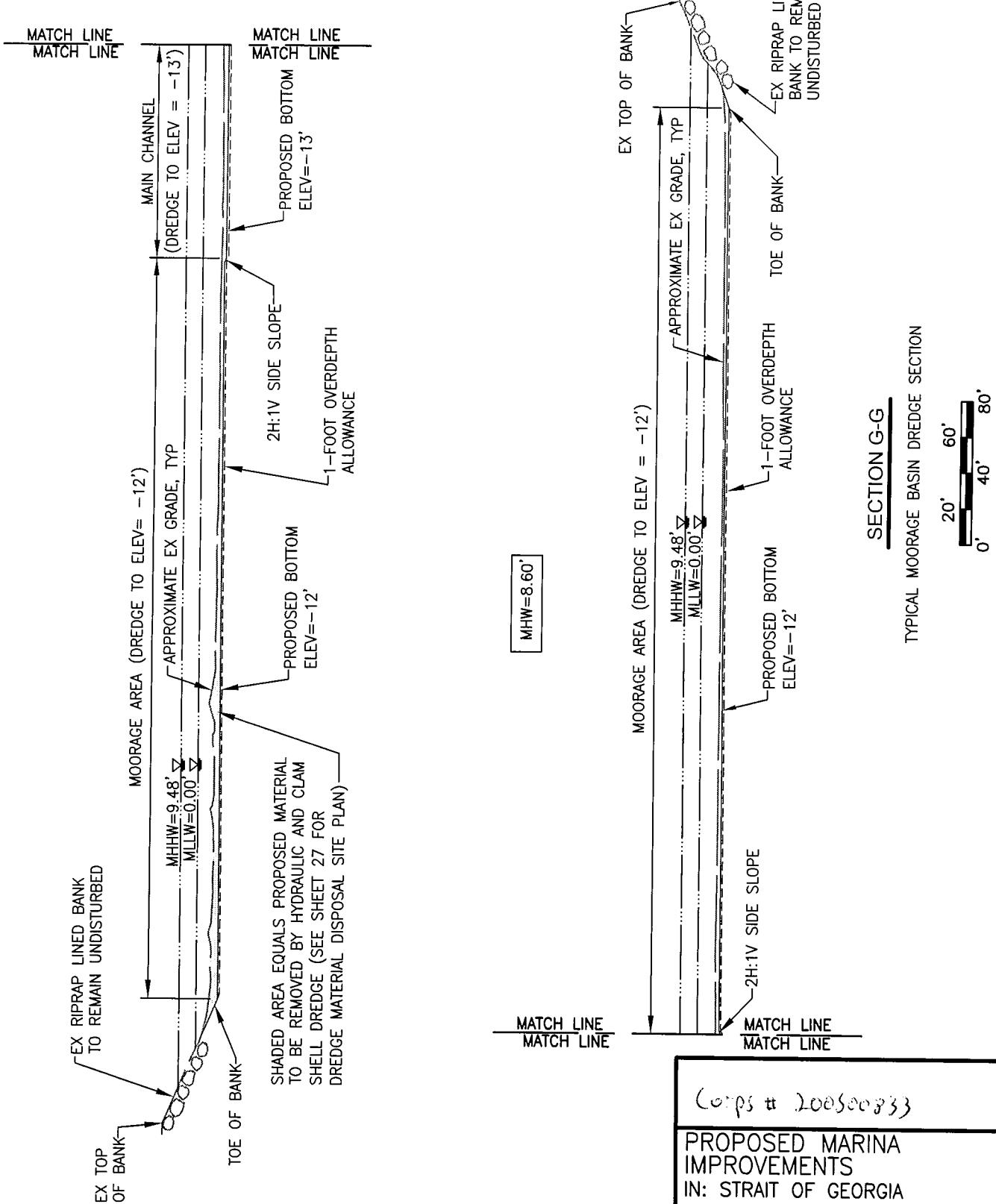
NOTE: BASED UPON THE NEED TO MAINTAIN CONTINUED OPERATION OF THE EXISTING MARINA FACILITIES, THE DESIRE TO ACCOMMODATE EXISTING TENANTS AND THE LIMITED CONSTRUCTION WINDOWS FOR IN-WATER WORK, THE DEVELOPMENT PROPOSAL WILL BE BUILT IN PHASES OVER A 10-YEAR PERIOD AS GENERALLY SHOWN ON THIS SHEET. HOWEVER, THERE IS NO REQUIREMENT FOR THE TIMING OR ORDER IN WHICH THE PHASES ARE CONSTRUCTED. THE PHASES MAY BE ACCELERATED OR DECELERATED AND THE PHASES MAY BE CONSTRUCTED IN ANY ORDER OR CONCURRENTLY AT THE OWNERS OPTION.

PROPOSED PHASING OF THE POINT ROBERTS MARINA RESORT PROJECT

PHASE	DREDGE VOLUME ¹ (CUBIC YARDS)	EXISTING PIERS, SLIPS ² & PILES ³ TO BE REMOVED	REPLACEMENT PIERS/STRUCTURES, SLIPS ² & PILES ⁴ TO BE ADDED
1 (YEARS 1-2)	57,000	(a) EX PIERS A, I, J AND T (b) EX FUEL DOCK & STORE	(a) NEW PIER T (b) NEW FUEL DOCK ⁵ & STORE (c) ADD NEW FLOAT EXTENSION TO EX TRANSIENT MOORAGE FLOAT (d) RAISE EX MONORAIL HOIST (e) PLACE MITIGATION GRAVEL
DREDGE TO ELEVATION MINUS 13		226 SLIPS ± 96 PILES	25 SLIPS 50 PILES±
2 (YEARS 3-4)	6,500	(a) EX PIERS O, P & Q	(a) NEW PIERS L, M & N (b) CONVERT EX FISHING DOCK TO FORKLIFT SMALL BOAT LAUNCH PIER ⁶ (c) ADD NEW STAGING FLOAT FOR FORKLIFT PIER
DREDGE TO ELEVATION MINUS 12		132 SLIPS 105 PILES	102 SLIPS 102 PILES±
3 (YEARS 5-6)	15,700	(a) EX PIERS F, G & H (b) EX 30-TON BOAT PIER	(a) NEW PIERS E, F & G (b) NEW 100-TON BOAT HOIST PIER
DREDGE TO ELEVATION MINUS 12		122 SLIPS 150 PILES	98 SLIPS 125 PILES±
4 (YEARS 7-8)	24,200	(a) EX PIERS B, C, D & E	(a) NEW PIERS A, B, C & D
DREDGE TO ELEVATION MINUS 12		232 SLIPS 81 PILES	183 SLIPS 99 PILES±
5 (YEARS 9-10)	16,500	(a) EX PIERS K, L, M & N	(a) NEW PIERS H, I, J & K
DREDGE TO ELEVATION MINUS 12		294 SLIPS 93 PILES	222 SLIPS 114 PILES±
TOTALS	119,900 CY	1,006± SLIPS 525 PILES	630 SLIPS 490 PILES±

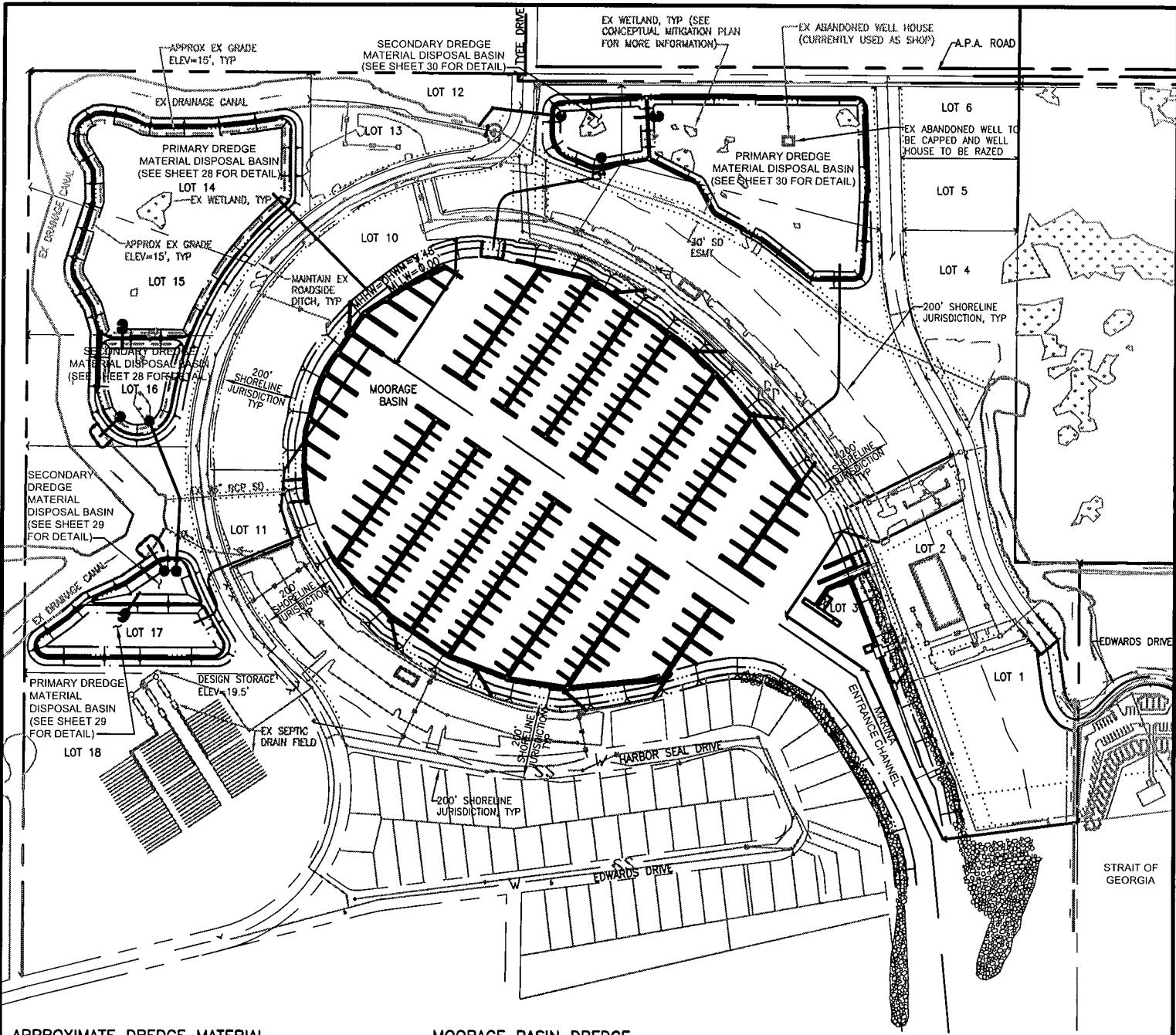
NOTES:

1. PROPOSED DREDGE VOLUMES ARE APPROXIMATE AND REPRESENT BANK MEASURE AT DESIGN DEPTH (DOES NOT INCLUDE 1-FOOT OVERDEPTH ALLOWANCE). DREDGE MATERIALS GENERALLY CONSIST OF SLIGHTLY CLAYEY, SLIGHTLY SANDY SILT.
 2. EXISTING SLIP COUNTS ARE FOR EXISTING MOORAGE PIERS A THROUGH Q AND T. PROPOSED SLIP COUNTS ARE FOR NEW MOORAGE PIERS A THROUGH N AND T. NEW SLIP COUNTS DO NOT INCLUDE TRANSIENT SIDE-TIE MOORAGE FOR THE REPLACEMENT FUEL DOCK, PROPOSED FORKLIFT PIER STAGING FLOAT AND THE FLOAT EXTENSION TO THE EXISTING TRANSIENT MOORAGE FLOAT.
 3. EXISTING PILES TO BE REMOVED ARE CREOSOTE-TREATED TIMBER. ALL TIMBER PILES THAT ARE REMOVED SHALL BE DISPOSED OF AT AN UPLAND DISPOSAL SITE.
 4. REPLACEMENT PILES WILL BE STEEL AND/OR CONCRETE, EXCEPT FOR CONVERSION OF THE FISH PIER TO A FORKLIFT SMALL BOAT LAUNCH PIER. ACZA TREATED TIMBER PILES MAY BE USED TO REPLACE EXISTING DAMAGED TIMBER PILES.
 5. REPLACEMENT FUEL DOCK INCLUDES 20-FOOT FLOAT EXTENSION AND EXPANDED STORE. THE EXISTING FUEL DISPENSORS WILL BE REINSTALLED ON THE NEW FLOAT.
 6. PROJECT #7 (PROPOSED SHOP FOR MARINA MAINTENANCE) IS TENATIVELY PROPOSED FOR DEVELOPMENT DURING PHASES 1 - 2 (YEARS 1 - 4).
 7. PROJECT #8 (PROPOSED DRY-BOAT STORAGE AND MINI-STORAGE BUILDINGS) IS TENATIVELY PROPOSED FOR DEVELOPMENT DURING PHASES 1 - 4 (YEARS 2 - 8).
 8. PROPOSED MITIGATION FOR FILLING OF EXISTING WETLANDS BY THE DREDGE DISPOSAL BASINS IS TENATIVELY PROPOSED FOR DEVELOPMENT DURING PHASES 1 - 2 (YEARS 1 - 4). REFER TO THE CONCEPTUAL MITIGATION PLAN BY DAVID EVANS & ASSOCIATES FOR PROPOSED MITIGATION DETAILS.
 9. DURING EACH DREDGE PHASE THE EXISTING BASIN ROCK RIPRAP SLOPE WILL BE ADJUSTED IN THE WORK AREA TO AVOID GROUNDING OF NEW PERIMETER WAKWAYS AND GANGWAY LANDINGS.
- PROPOSED MARINA IMPROVEMENTS**
 IN: STRAIT OF GEORGIA
 AT: POINT ROBERTS
 COUNTY: WHATCOM
 STATE: WASHINGTON
 APPL. BY: POINT ROBERTS MARINA RESORT
 SHEET: 25 OF 39 DATE: 04/25/2005
 REV: 05/18/2005



Corps # 2005ee833

PROPOSED MARINA IMPROVEMENTS
IN: STRAIT OF GEORGIA
AT: POINT ROBERTS
COUNTY: WHATCOM
STATE: WASHINGTON
APPL. BY: POINT ROBERTS MARINA RESORT
SHEET: 26 OF 39 DATE: 04/25/2005
REV: 05/18/2005



**APPROXIMATE DREDGE MATERIAL
DISPOSAL BASIN VOLUME SUMMARY:**

LOT 7, 8 & 9 AVAILABLE VOLUME	= 38,065 CY±
LOTS 14, 15 & 16 AVAILABLE VOLUME	= 72,124 CY±
LOT 17 AVAILABLE VOLUME	= 15,730 CY±
TOTAL	= 125,920 CY±

GENERAL PROJECT DESCRIPTION:

The MOORAGE BASIN WILL BE DREDGED BY HYDRAULIC AND CLAM SHELL BUCKET DREDGE IN PHASES OVER A 10 YEAR PERIOD. REFER TO SHEETS 20 TO 24 FOR DREDGE PHASE PLANS. APPROXIMATELY 0.5 ACRES OF WETLAND WILL BE FILLED BY THE DREDGE MATERIAL DISPOSAL BASINS. REFER TO THE CONCEPTUAL MITIGATION PLAN BY DAVID EVANS & ASSOCIATES FOR PROPOSED MITIGATION TO FILL EXISTING WETLANDS.

UPON COMPLETION OF THE DEWATERING PROCESS, THE DREDGE MATERIALS SHALL BE GRADED AT A 3 PERCENT MINIMUM SLOPE TOWARD AN EXISTING DITCH OR STORM DRAIN SYSTEM. THE DOWNSTREAM DRAINAGE SYSTEMS WILL BE PROTECTED FROM SEDIMENTATION WITH FILTER FABRIC FENCE AND GRATE INLET PROTECTION UNTIL THE DEWATERED DREDGE MATERIALS ARE STABILIZED WITH HYDROSEED OR OTHER APPROVED VEGETATION.

DREDGE MATERIALS GENERALLY CONSIST OF SLIGHTLY CLAYEY, SLIGHTLY SANDY SILT.

**MOORAGE BASIN DREDGE
PHASE SCHEDULE & QUANTITIES:**

(SEE SHEET 17-21 FOR DREDGE PHASE PLAN)
 PHASE 1 DREDGE VOLUME = 57,000 CY - YEAR 1
 PHASE 2 DREDGE VOLUME = 6,500 CY - YEAR 3
 PHASE 3 DREDGE VOLUME = 15,700 CY - YEAR 5
 PHASE 4 DREDGE VOLUME = 24,200 CY - YEAR 7
 PHASE 5 DREDGE VOLUME = 16,500 CY - YEAR 9-10
 TOTAL = 119,900 CY±

**UPLAND DISPOSAL OPTION:
CONCEPTUAL DREDGE
MATERIAL DISPOSAL
SITE PLAN**

100' 300'
0' 200' 400'

Corps # 200500833

**PROPOSED MARINA
IMPROVEMENTS**

IN: STRAIT OF GEORGIA

AT: POINT ROBERTS

COUNTY: WHATCOM

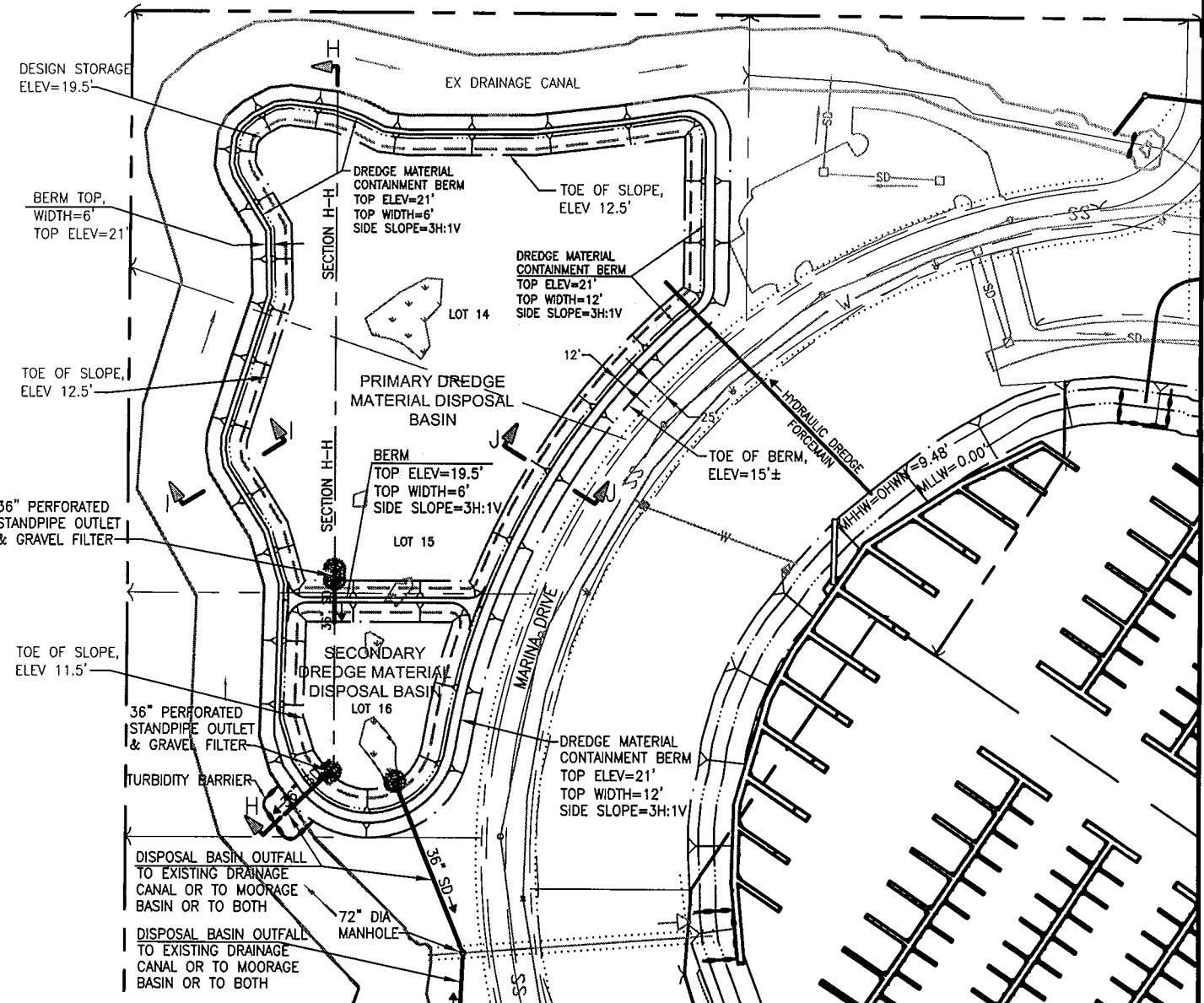
STATE: WASHINGTON

APPL. BY: POINT ROBERTS MARINA RESORT

SHEET: 27 OF 39 DATE: 04/25/2005

REV: 05/18/2005

NOTE: SEE SHEET 31 & 32 FOR
SECTIONS H-H, I-I & J-J.



PRIMARY DREDGE MATERIAL DISPOSAL BASIN LOTS 14, 15 & 16

BOTTOM ELEV=12.5'

DESIGN STORAGE ELEV=19.5'

PERIMETER BERM TOP ELEV=21'

STORAGE VOL=60,698 CY± (ELEV 19.5' TO ELEV 12.5')

SECONDARY DREDGE MATERIAL DISPOSAL BASIN LOTS 14, 15 & 16

BOTTOM ELEV=11.5'

DESIGN STORAGE ELEV=19.5'

PERIMETER BERM TOP ELEV=21'

STORAGE VOL=11,426 CY± (ELEV 19.5' TO ELEV 11.5')

UPLAND DISPOSAL OPTION: CONCEPTUAL DREDGE MATERIAL DISPOSAL SITE PLAN (LOT 14, 15 & 16)

50' 150'
0' 100' 200'

Corps # 200300833

PROPOSED MARINA IMPROVEMENTS

IN: STRAIT OF GEORGIA

AT: POINT ROBERTS

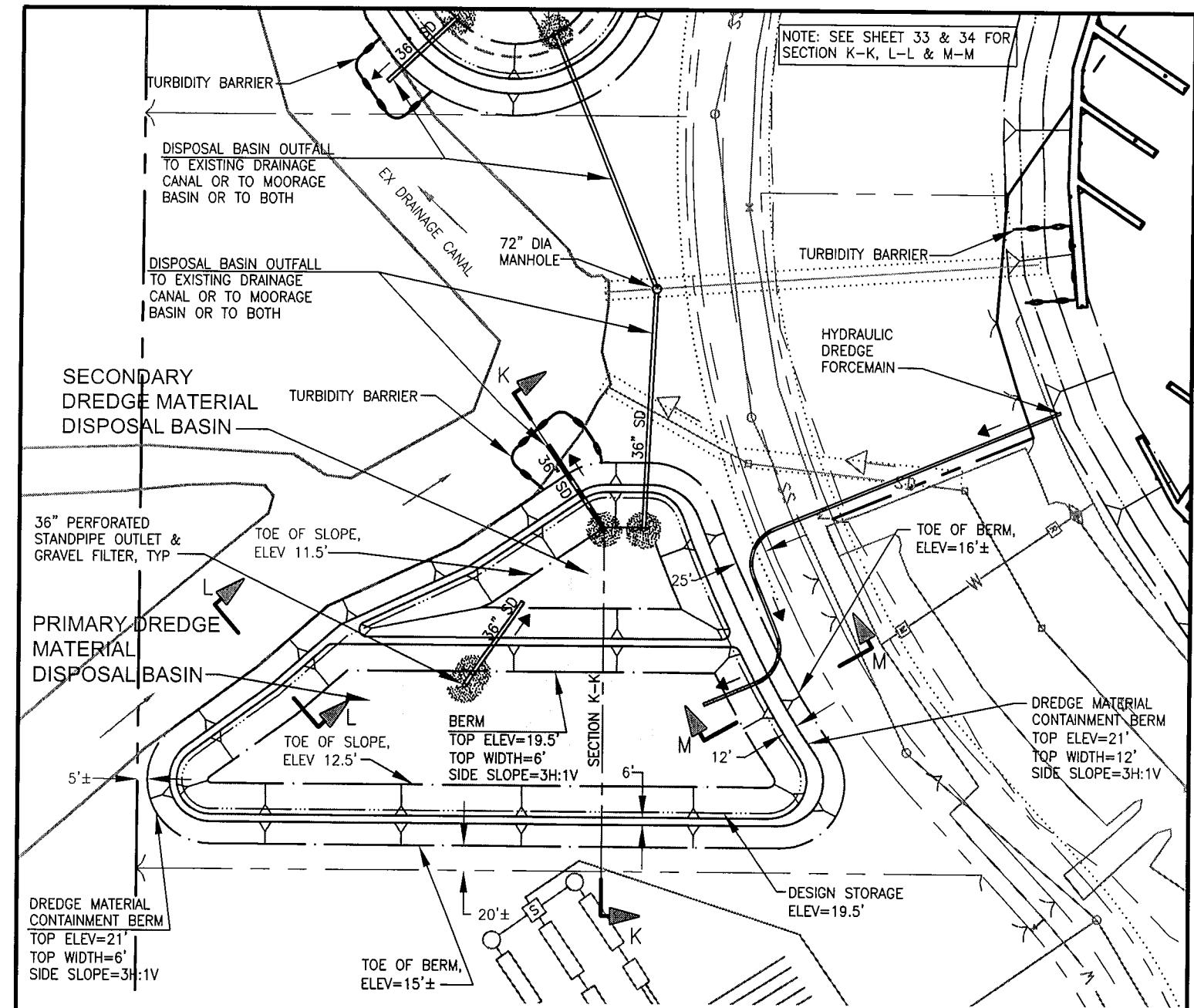
COUNTY: WHATCOM

STATE: WASHINGTON

APPL. BY: POINT ROBERTS MARINA RESORT

SHEET: 28 OF 39 DATE: 04/25/2005

REV: 05/18/2005

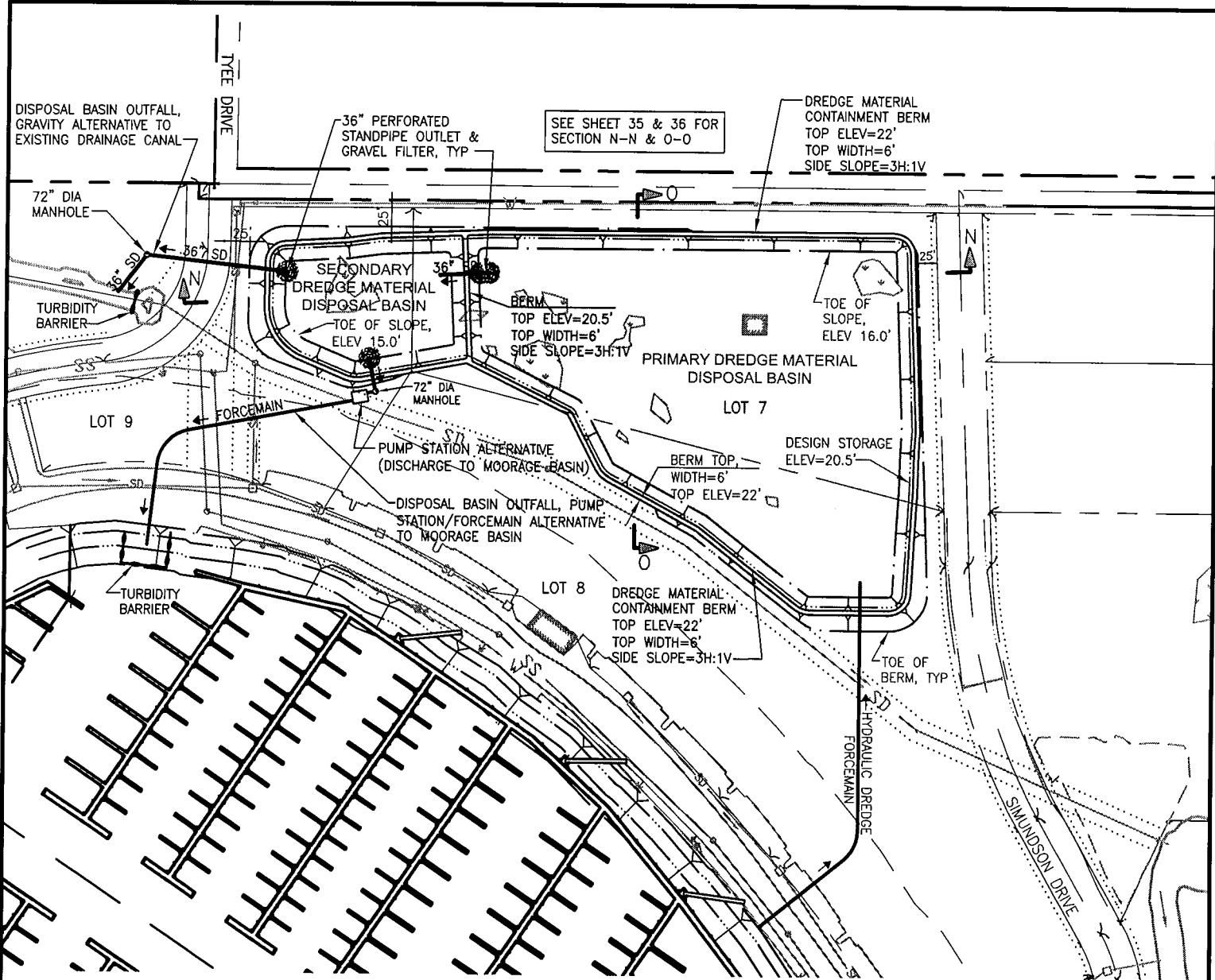


UPLAND DISPOSAL OPTION: CONCEPTUAL DREDGE MATERIAL DISPOSAL SITE PLAN (LOT 17)

40' 120'
0' 80'

Corps # 2005 00833

PROPOSED MARINA IMPROVEMENTS
IN: STRAIT OF GEORGIA
AT: POINT ROBERTS
COUNTY: WHATCOM
STATE: WASHINGTON
APPL. BY: POINT ROBERTS MARINA RESORT
SHEET: 29 OF 39 DATE: 04/25/2005
REV: 05/18/2005



**PRIMARY DREDGE MATERIAL
DISPOSAL BASIN LOTS 7, 8 & 9**

BOTTOM ELEV=16.0'
DESIGN STORAGE ELEV=20.5'
PERIMETER BERM TOP ELEV=22'
STORAGE VOL=31,384 CY± (ELEV 20.5' TO ELEV 16.0')

**SECONDARY DREDGE MATERIAL
DISPOSAL BASIN LOTS 7, 8 & 9**

BOTTOM ELEV=15.0'
DESIGN STORAGE ELEV=20.5'
PERIMETER BERM TOP ELEV=22'
STORAGE VOL=6,682 CY± (ELEV 20.5' TO ELEV 15.0')

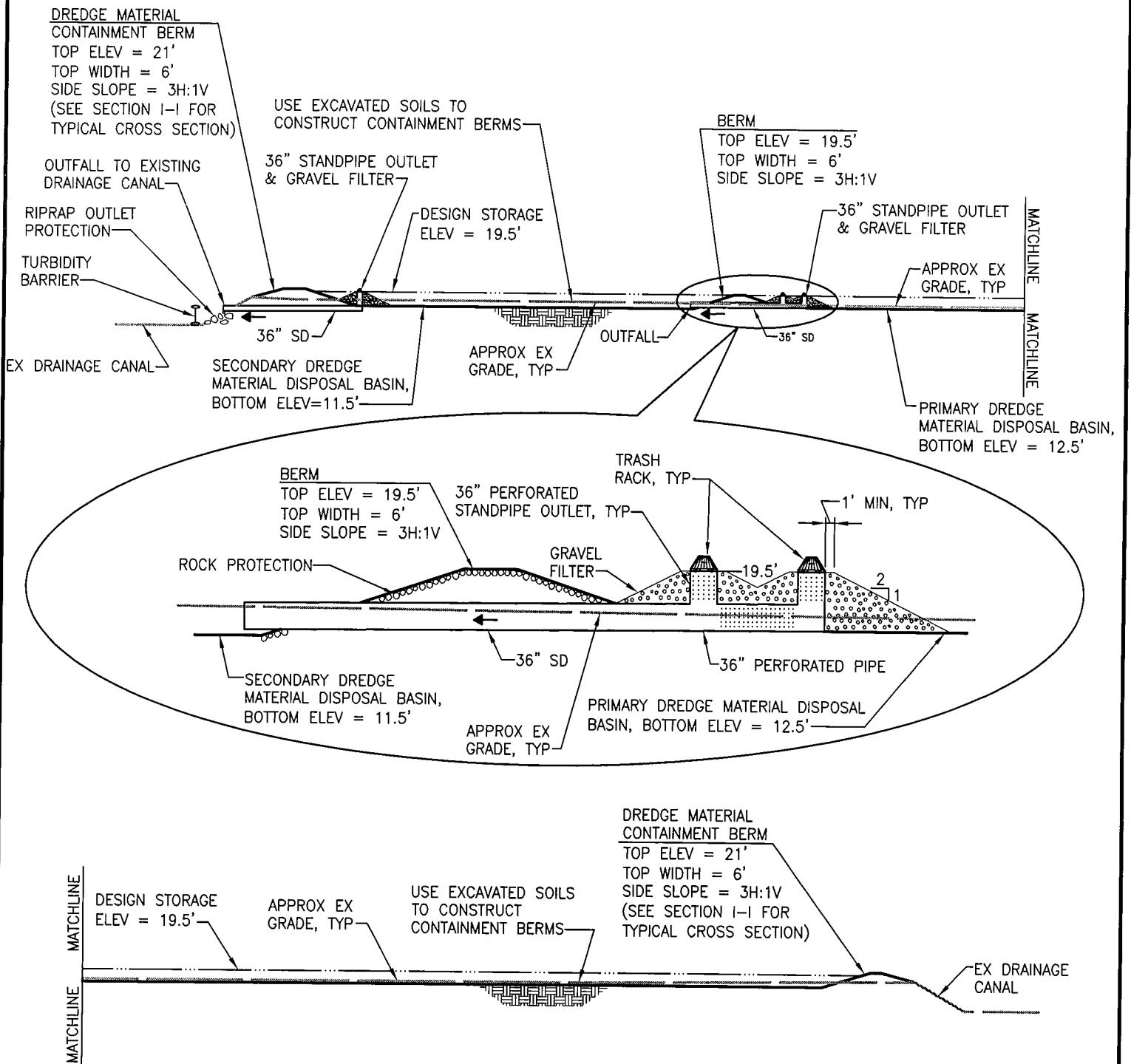
**UPLAND DISPOSAL OPTION:
CONCEPTUAL DREDGE
MATERIAL DISPOSAL SITE PLAN
(LOT 7, 8 & 9)**

50' 150'
0' 100' 200'

Corps # 200500833

**PROPOSED MARINA
IMPROVEMENTS**
IN: STRAIT OF GEORGIA
AT: POINT ROBERTS
COUNTY: WHATCOM
STATE: WASHINGTON

APPL. BY: POINT ROBERTS MARINA RESORT
SHEET: 30 OF 39 DATE: 04/25/2005
REV: 05/18/2005



SECTION H-H

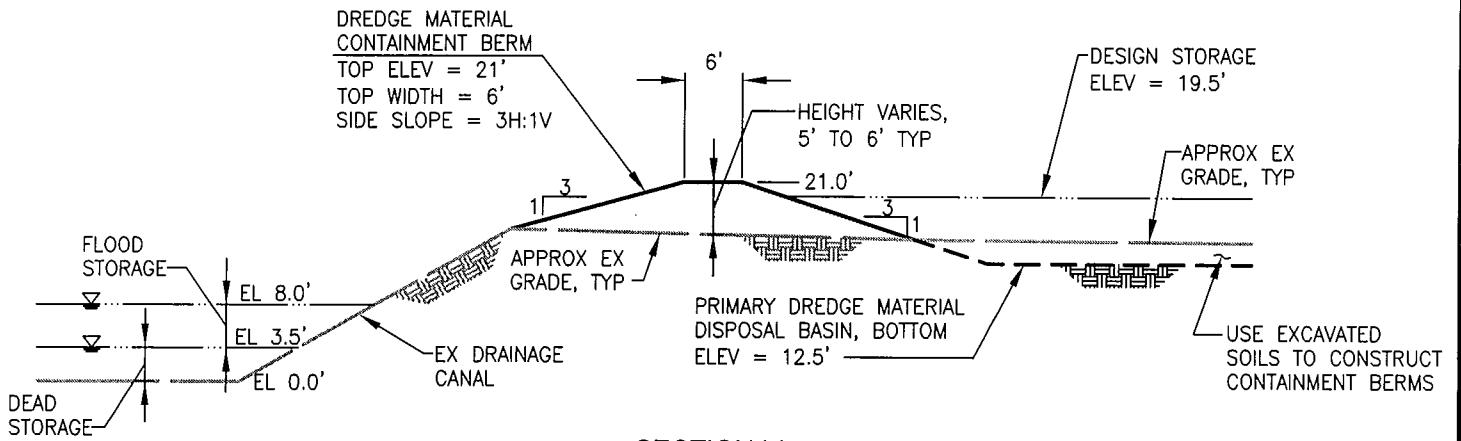
20' 60'

0' 40' 80'

DATUM: MLLW = 0.0'

Coop # 200500833

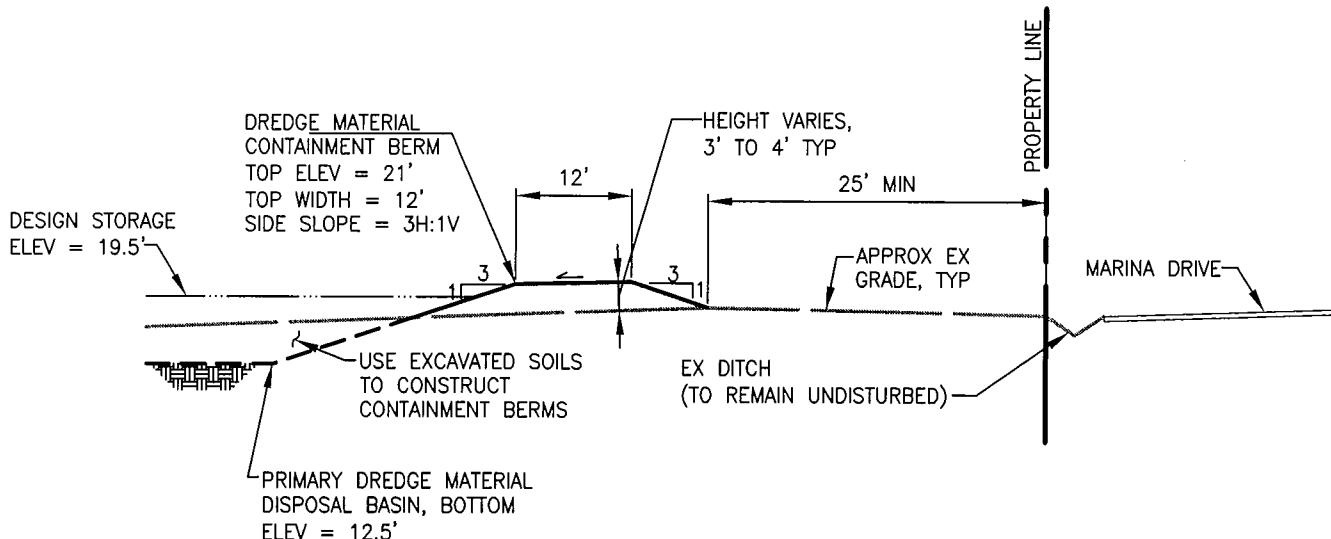
PROPOSED MARINA IMPROVEMENTS
IN: STRAIT OF GEORGIA
AT: POINT ROBERTS
COUNTY: WHATCOM
STATE: WASHINGTON
APPL. BY: POINT ROBERTS MARINA RESORT
SHEET: 31 OF 39 DATE: 04/25/2005
REV: 05/18/2005



SECTION I-I

5' 15'
0' 10' 20'

DATUM: MLLW = 0.0'



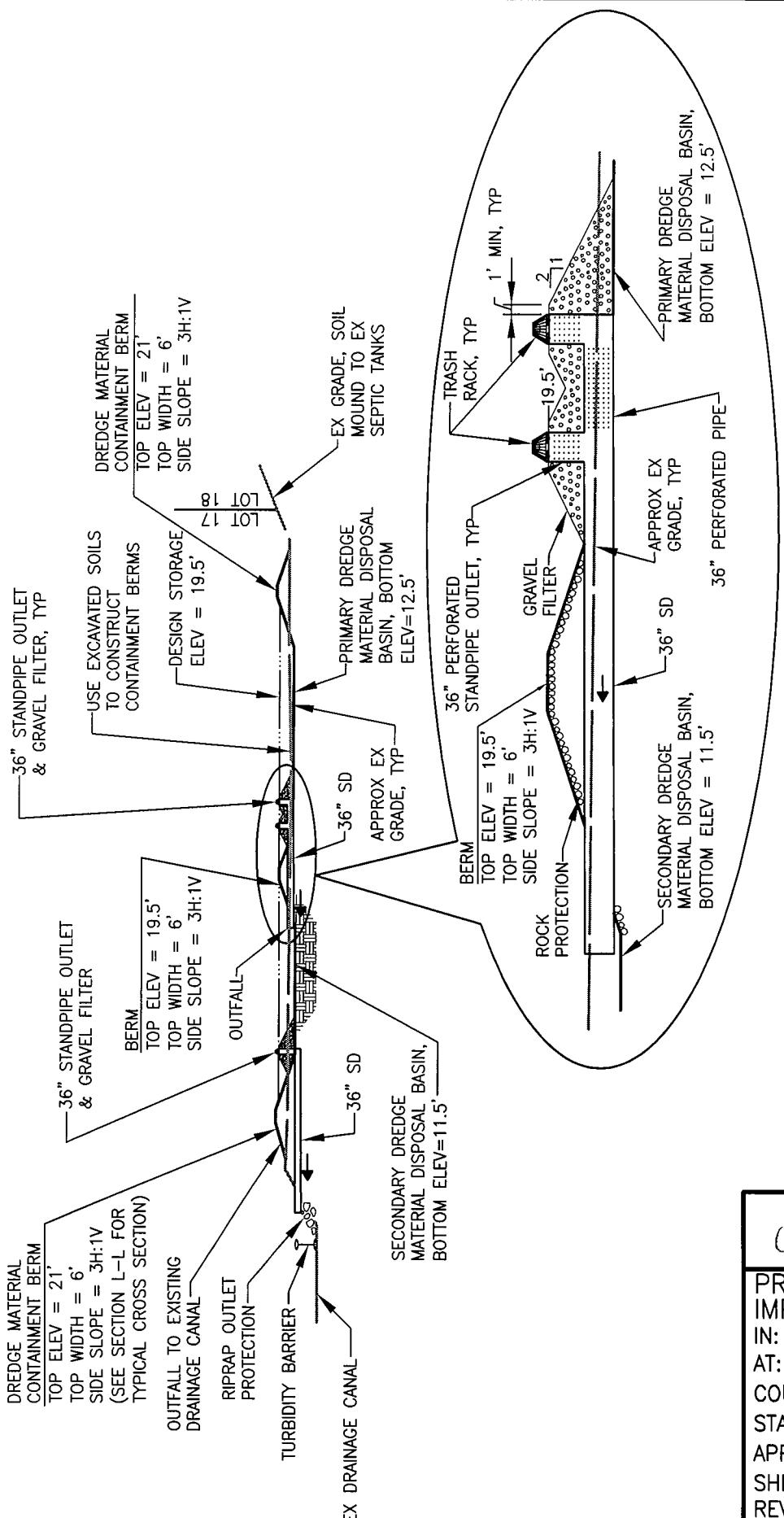
SECTION J-J

5' 15'
0' 10' 20'

DATUM: MLLW = 0.0'

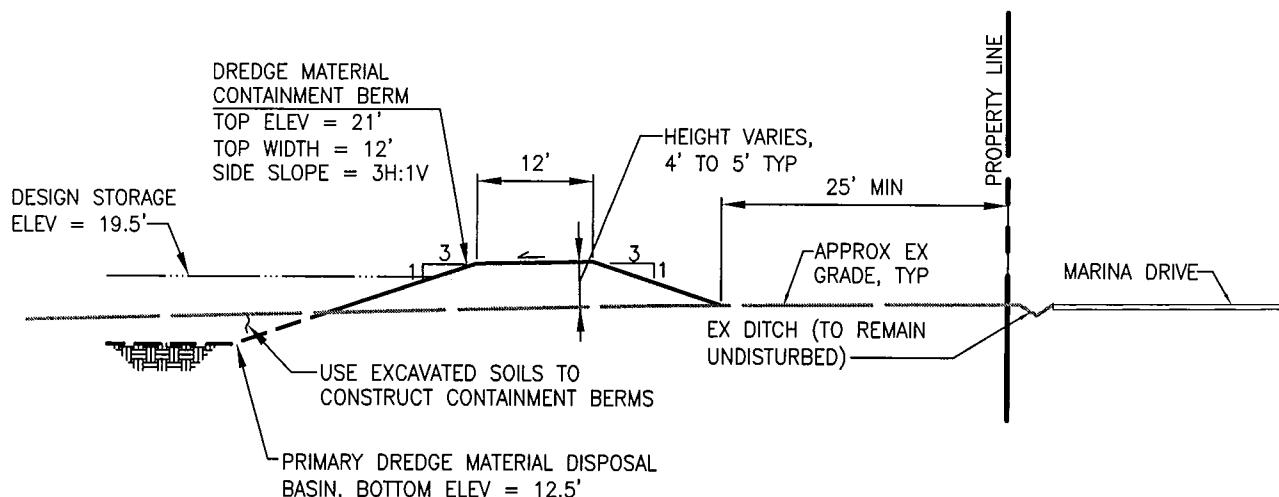
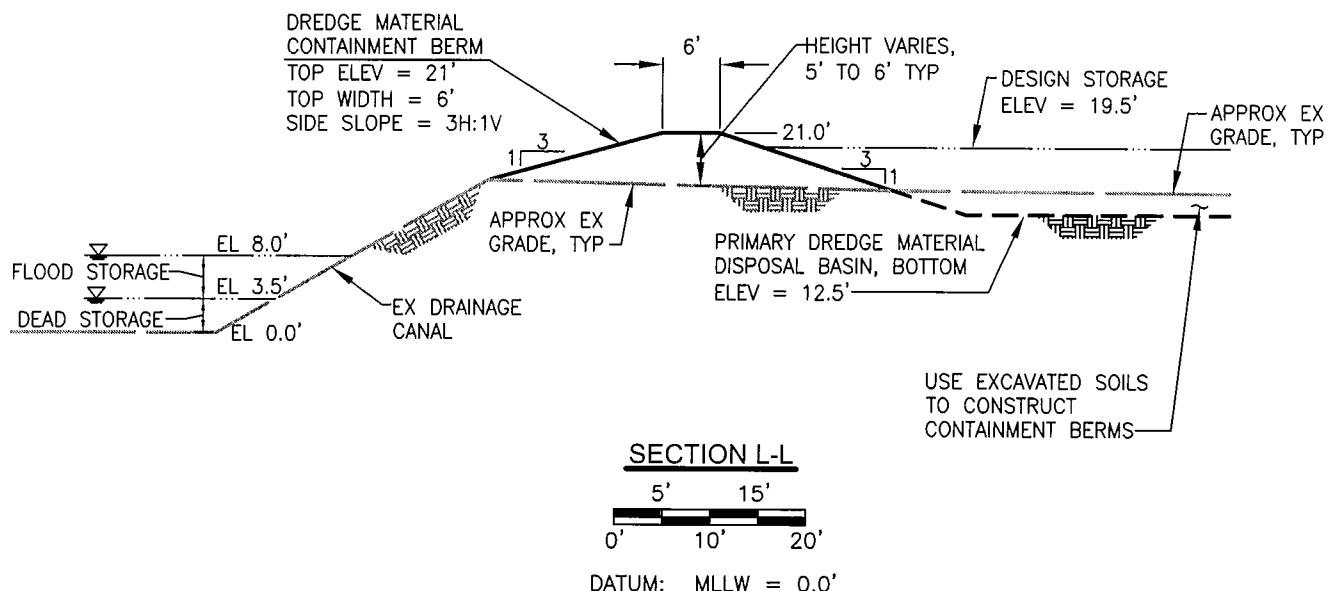
Corps # 2005 00833

<p>PROPOSED MARINA IMPROVEMENTS IN: STRAIT OF GEORGIA AT: POINT ROBERTS COUNTY: WHATCOM STATE: WASHINGTON APPL. BY: POINT ROBERTS MARINA RESORT SHEET: 32 OF 39 DATE: 04/25/2005 REV: 05/18/2005</p>
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Coops # 200500833

PROPOSED MARINA IMPROVEMENTS
IN: STRAIT OF GEORGIA
AT: POINT ROBERTS
COUNTY: WHATCOM
STATE: WASHINGTON
APPL. BY: POINT ROBERTS MARINA RESORT
SHEET: 33 OF 39 DATE: 04/25/2005
REV: 05/18/2005

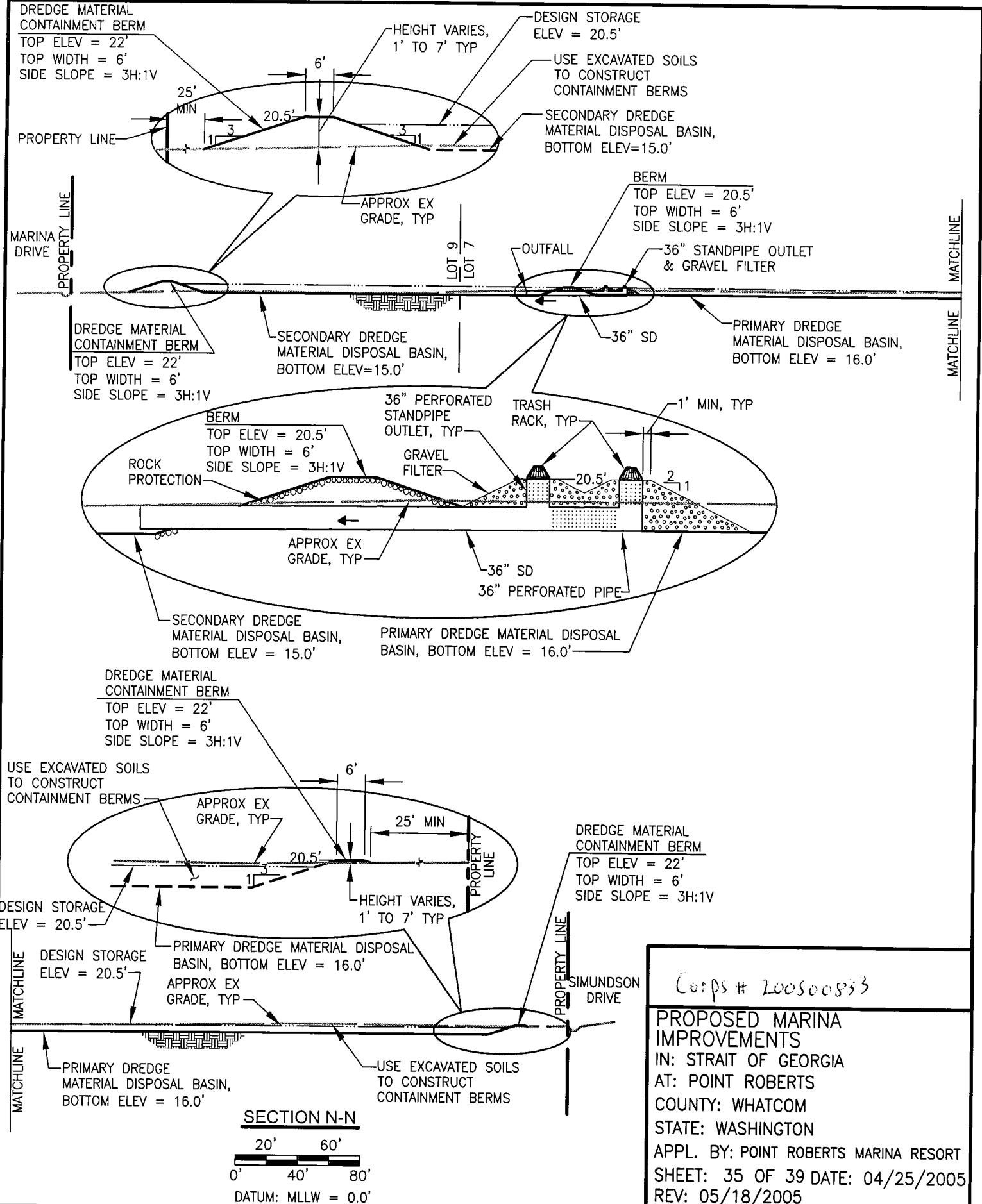


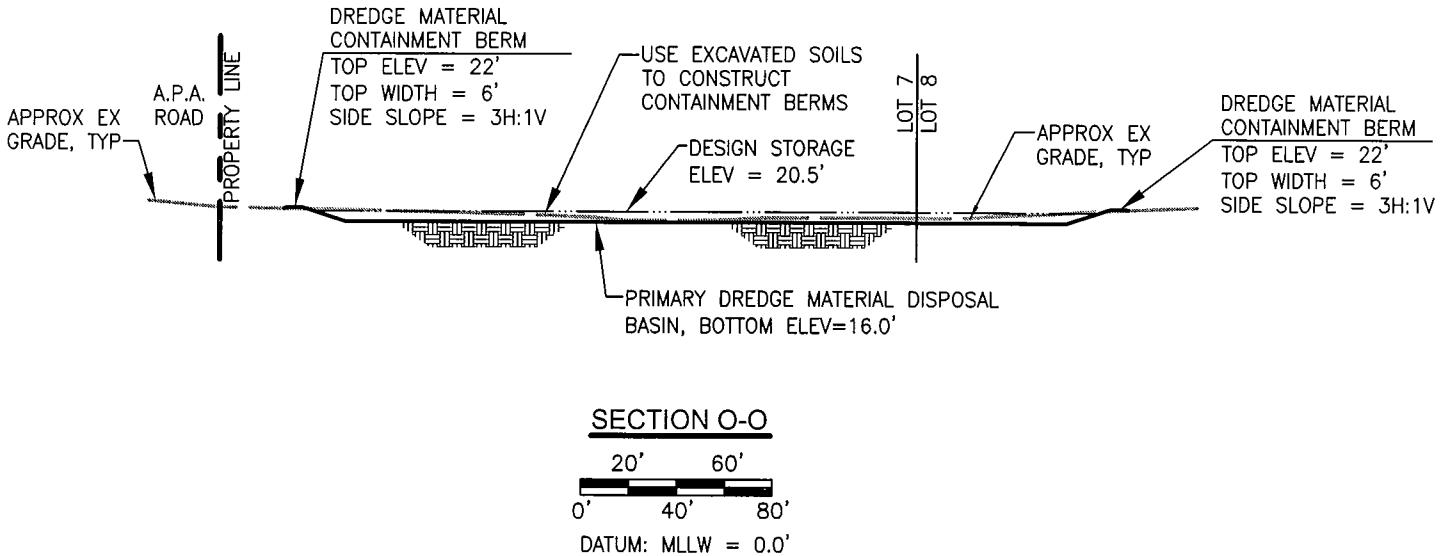
Co:PS # 200500833

SECTION M-M
5' 15'
0' 10' 20'

DATUM: MLLW = 0.0'

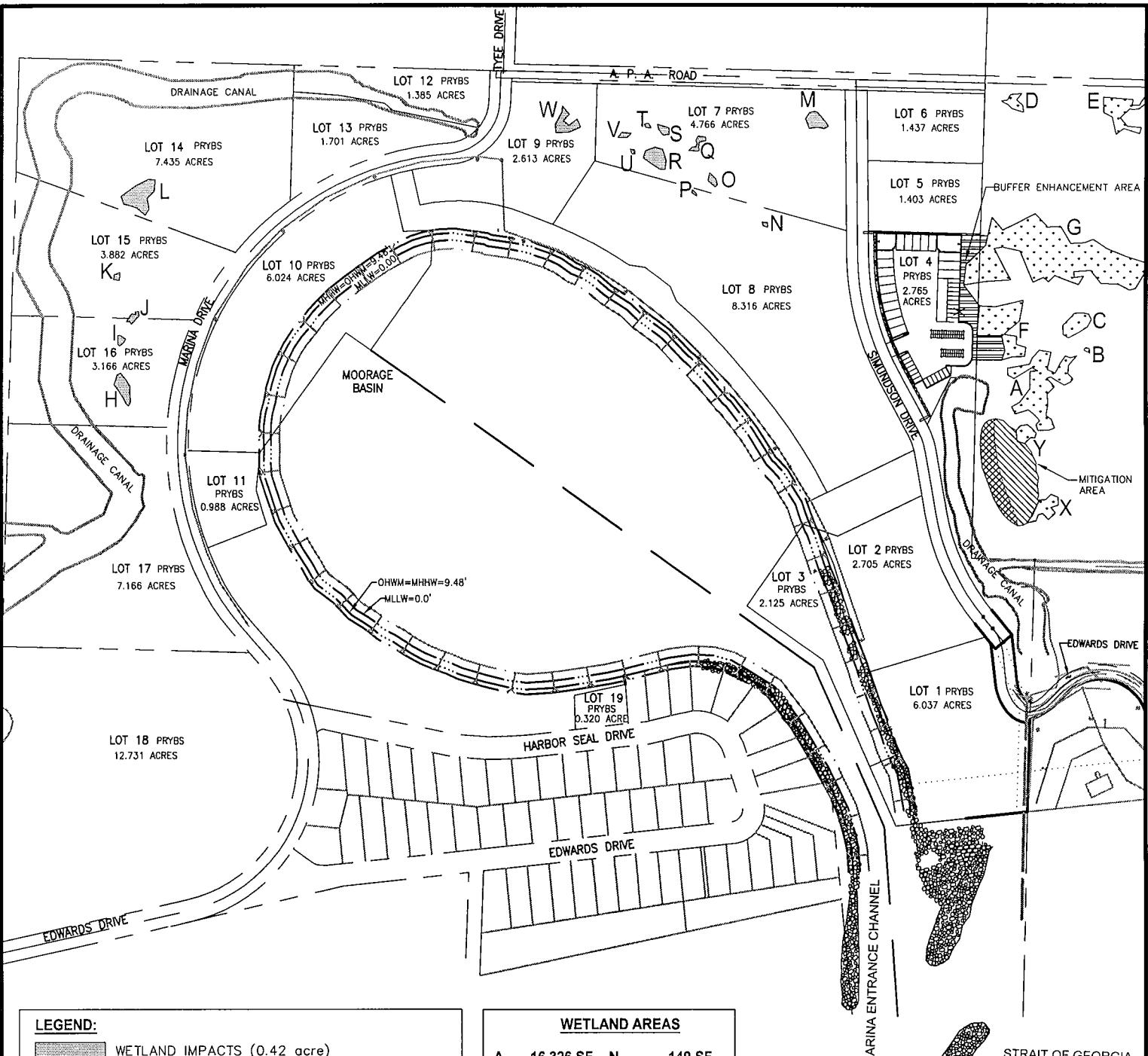
PROPOSED MARINA
IMPROVEMENTS
IN: STRAIT OF GEORGIA
AT: POINT ROBERTS
COUNTY: WHATCOM
STATE: WASHINGTON
APPL. BY: POINT ROBERTS MARINA RESORT
SHEET: 34 OF 39 DATE: 04/25/2005
REV: 05/18/2005





Cops # 200500833

<p>PROPOSED MARINA IMPROVEMENTS IN: STRAIT OF GEORGIA AT: POINT ROBERTS COUNTY: WHATCOM STATE: WASHINGTON APPL. BY: POINT ROBERTS MARINA RESORT SHEET: 36 OF 39 DATE: 04/25/2005 REV: 05/18/2005</p>
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LEGEND:

- [Solid Black] WETLAND IMPACTS (0.42 acre)
- [Dotted] WETLAND AVOIDANCE (2.22 acres)
- [Horizontal Stripes] BUFFER ENHANCEMENT (0.37 acre)
- [Diagonal Stripes] EMERGENT WETLAND CREATION (0.5 acre)
- [Cross-hatch] SCRUB-SHRUB WETLAND CREATION (0.25 acre)

WETLAND AREAS

A	16,326 SF	N	149 SF
B	133 SF	O	531 SF
C	3,485 SF	P	103 SF
D	1,508 SF	Q	673 SF
E	5,736 SF	R	2,598 SF
F	12,127 SF	S	640 SF
G	52,482 SF	T	151 SF
H	2,237 SF	U	111 SF
I	434 SF	V	332 SF
J	558 SF	W	2,342 SF
K	276 SF	X	3,001 SF
L	5,037 SF	Y	1,964 SF
M	1,962 SF		

CONCEPTUAL MITIGATION PLAN

100' 300'
0' 200' 400'

Corps # 200500833

**PROPOSED MARINA
IMPROVEMENTS**

IN: STRAIT OF GEORGIA

AT: POINT ROBERTS

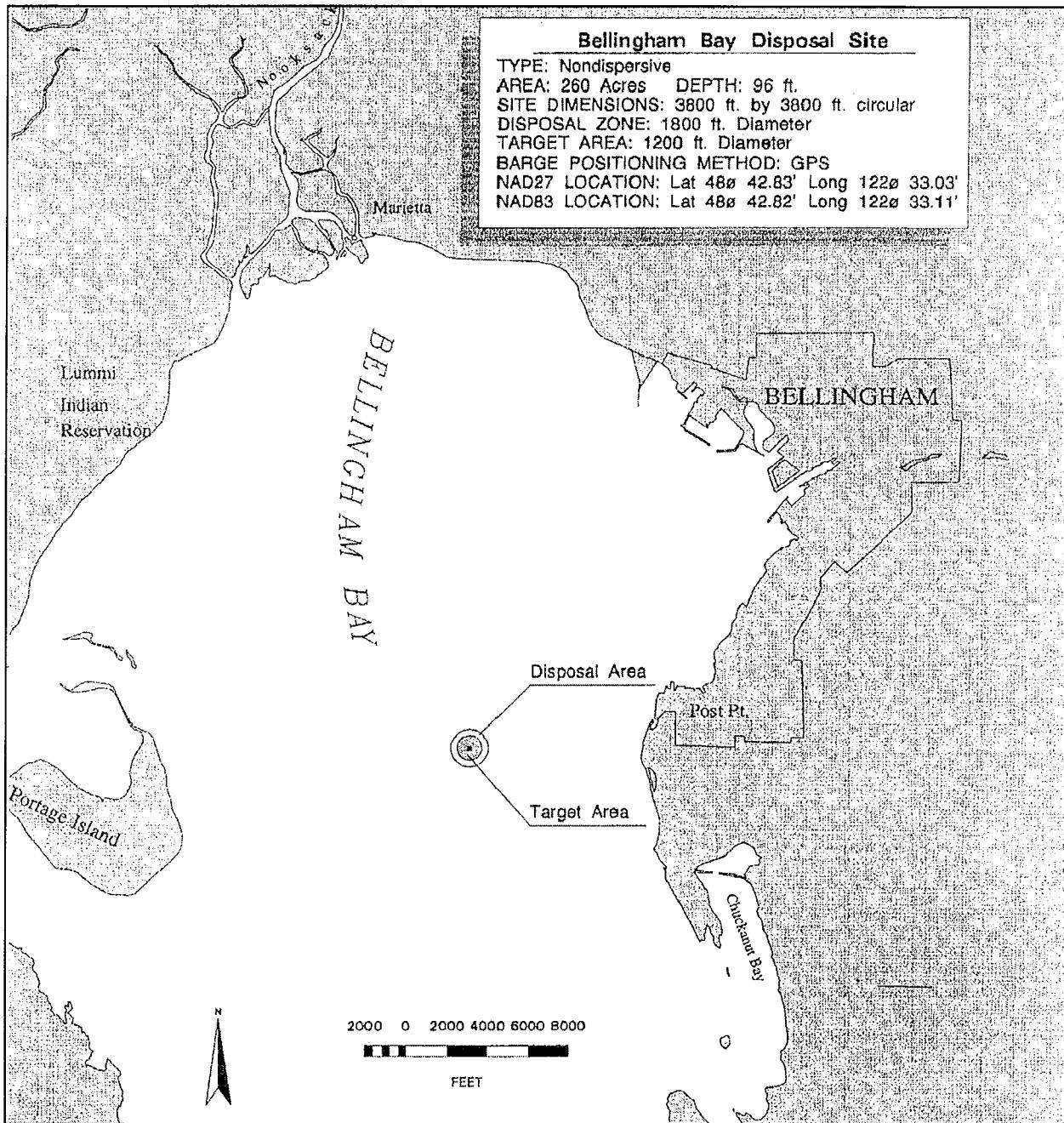
COUNTY: WHATCOM

STATE: WASHINGTON

APPL. BY: POINT ROBERTS MARINA RESORT

SHEET: 37 OF 39 DATE: 04/26/2005

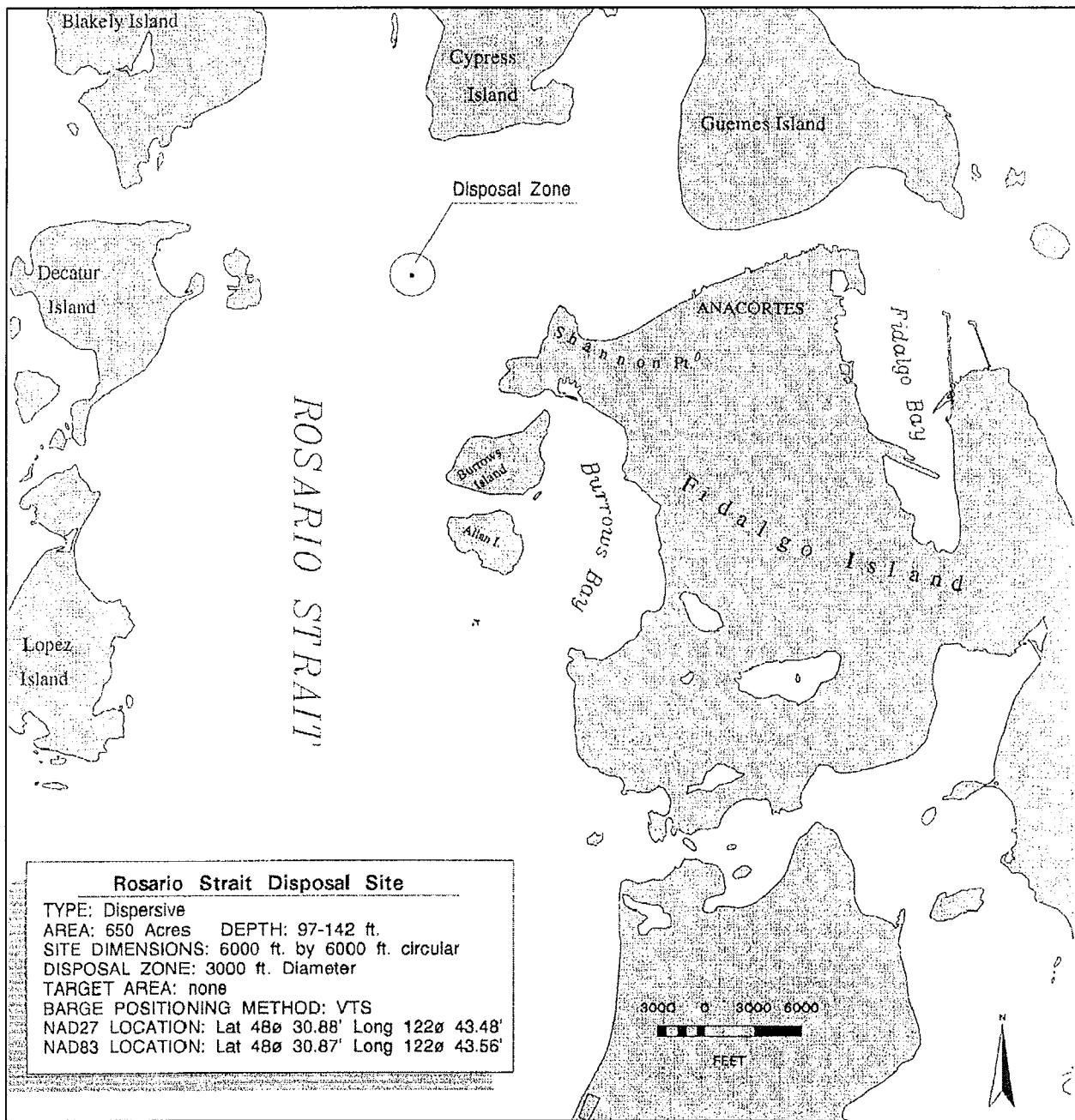
REV: 05/18/2005



BELLINGHAM BAY DNR/PSDDA DEEPWATER DISPOSAL SITE

Co:fs # 200500833

PROPOSED MARINA
IMPROVEMENTS
IN: STRAIT OF GEORGIA
AT: POINT ROBERTS
COUNTY: WHATCOM
STATE: WASHINGTON
APPL. BY: POINT ROBERTS MARINA RESORT
SHEET: 38 OF 39 DATE: 05/18/2005
REV:



ROSARIO STRAIT DNR/PSDDA DEEPWATER DISPOSAL SITE

Corps # 200500833

PROPOSED MARINA
IMPROVEMENTS
IN: STRAIT OF GEORGIA
AT: POINT ROBERTS
COUNTY: WHATCOM
STATE: WASHINGTON
APPL. BY: POINT ROBERTS MARINA RESORT
SHEET: 39 OF 39 DATE: 05/18/2005
REV:



STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

P.O. Box 47600 • Olympia, Washington 98504-7600
(360) 407-6000 • TDD Only (Hearing Impaired) (360) 407-6006

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Notice of Application for
Water Quality Certification
and for
Certification of Consistency with the
Washington Coastal Zone Management Program

Date: August 18, 2005

Notice is hereby given that a request has been filed with the Department of Ecology, pursuant to the requirements of Section 401 of the federal Clean Water Act of 1977 (PL 95-217), to certify that the project described in the U.S. Army Corps of Engineers Public Notice No. 200500833 will comply with the Sections 301, 302, 303, 306, and 307 of the Act, and with applicable provisions of State and Federal water pollution control laws.

Notice is hereby given that a request has been filed with the Department of Ecology, pursuant to the requirements of Section 307C of the Federal Coastal Zone Management Act of 1972 (16 U.S.C. 1451), to certify that the above referenced project will comply with the Washington State Coastal Zone Management Program and that the project will be conducted in a manner consistent with that program.

Any person desiring to present views on the project pertaining to the project on either or both (1) compliance with water pollution control laws or (2) the project's compliance or consistency with the Washington State Coastal Zone Management Program may do so by providing written comments within 30 days of the above publication date to:

Federal Permit Coordinator
Department of Ecology
SEA Program
Post Office Box 47600
Olympia, Washington 98504-7600